

COMMUNITY MEETING REPORT

Petitioner: Mattamy Homes

Rezoning Petition No. 2017-150

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 23, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 2, 2017 at 6:00 p.m. at the Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, North Carolina 28262.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Wiggins, as well as by Petitioner's agents Matt Mandle and Matt Levesque with ESP Associates, and Collin Brown with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 20 acres of land located on the north side of Galloway Road in between I-85 and Garrison Road.

Mr. Brown gave a brief overview of the rezoning process and redevelopment considerations, generally. Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, community concerns, city priorities, and market realities.

The property is currently zoned R-3, which generally allows for residential uses of up to three dwelling units per acre. Mr. Brown explained that the City has adopted the Northeast Planning District Area Plan in 2000, which recommended residential uses at the site up to four dwelling units per acre. The adopted Area Plan also recommends Research/Office/Retail on portions of the site. Mr. Brown then explained that the Petitioner is proposing a rezoning to allow for residential development with a density of 7.3 dwelling units per acre. Comments received from Charlotte Planning Staff indicate that although the proposed density slightly exceeds the recommendation of the Area Plan, Staff believes that "the proposed

use could be a good transition between the multi-family that was recently approved on Galloway Road and the single family neighborhood.” Mr. Brown mentioned that the recently approved Galloway rezoning allows for up to 395 apartment units and 160,000 square feet of commercial development and will result in an expanded street network from Galloway Road to Mallard Creek Church Road, including the addition of a new traffic signal at the intersection.

Mr. Brown explained that the Petitioner is proposing a rezoning to allow for the development of townhome units, similar to those that the Petitioner developed at Stonehaven in Berewick, Steele Creek Area of Charlotte. The proposed density for the site is approximately seven dwelling units per acre. Mr. Brown explained that by-right development on the property could include development of approximately six dwelling units per acre, if the developer utilizes density bonuses in the Ordinance. Mr. Brown explained that the Petitioner’s rezoning proposes approximately 140 units where a by-right development may allow for density up to approximately 120 units. Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or architectural restrictions.

Mr. Brown then walked through the Petitioner’s proposed site plan. Mr. Brown explained that the Petitioner intends to construct the townhome units so that the majority of garages are alley-loaded rather than front-loaded, which allows for a more pedestrian friendly streetscape rather than repetitive driveways and garages. The plan also includes significant tree save areas and pocket park amenity areas.

Next, Mr. Brown discussed the anticipated community concerns and the Petitioner’s intentions for addressing those concerns. With respect to traffic concerns, the Petitioner anticipates that the new connectivity and traffic signal associated with the recently approved mixed use rezoning on Galloway Road will help to alleviate some traffic congestion. Mr. Brown explained that the Charlotte Subdivision Ordinance will require the extension of all existing street stubs into the proposed development site. This requirement will apply regarding of whether the property is developed through the rezoning process or as a by-right development. Based on this Ordinance requirement, the Petitioner will be required to connect the site to the existing street stubs at Southern Sugar Drive and Chalkbark Lane. In response to anticipated questions regarding school impact, Mr. Brown explained that CMS calculates school impacts to be less for attached townhome units than for single-family residences.

Mr. Brown emphasized the Petitioner’s focus on open space and amenitized activity areas. This rezoning will additionally guarantee a Class C buffer on the northern border of the property adjacent to the existing single-family homes. This buffer will be at least thirty-seven-and-a-half feet, including a fence, and contain planted trees and shrubs per the Ordinance requirements. In addition to open space and buffer areas, the Petitioner is required to construct a water quality area in accordance with the Post Construction Stormwater Ordinance.

In response to an attendee’s inquiry, Mr. Wiggins responded that the proposed townhome units are intended to be two to three bedrooms, approximately 1,500 to 1,900 square feet, and constructed with traditional architectural features, similar to Stonehaven at Berewick. Townhome sales at Stonehaven ranged from \$240,000 to \$330,000, with an average sale price of \$270,000.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline includes a "best case scenario" public hearing on December 18, 2017 and City Council Decision on January 16, 2018.

One attendee expressed concerns over increased traffic to Limestone Drive. Mr. Brown explained that, although a formal traffic study is not required, the Petitioner believes that the majority of the townhome residents will be traveling to I-85 or Harris Boulevard to other major intersections, rather than through the existing single-family residences on Limestone Drive.

An attendee expressed concerns over construction traffic and heavy equipment traveling through residential neighborhoods. Mr. Wiggins responded that the Petitioner will agree to keep construction traffic access from Galloway Road and will not use Chalkbark Lane and Southern Sugar Drive for construction traffic.

One attendee asked whether the alleys will be wide enough to allow two cars to pass at the same time. Mr. Wiggins responded that the alleys would be wide enough for two-way traffic. The attendee also asked about visitor parking. Mr. Wiggins stated that some on-street parking will be available for visitors. Mr. Wiggins additionally explained that, in his experience, townhome owners on sites such as this one do not typically have a large number of family cars or visitor parking needs. Each townhome unit will contain a two-car garage and two additional spots in each driveway. Mr. Brown further explained that this zoning district sets maximum parking space requirements in order to discourage large amounts of parking.

In response to an attendee's question regarding street trees, the Petitioner's agents responded that trees would be planted per the City's requirements for spacing and size and trees would be planted along Garrison Road.

Several attendees expressed their support of a townhome project, as opposed to an apartment community, and stated that they liked the traditional building materials shown in the example Stonehaven elevations.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:00 p.m.

Respectfully submitted, this 13th day of November, 2017.

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

Exhibit A

| Pet_No | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS |
|----------|----------|---|-----------------------|--------------------|
| 2017-150 | 02902124 | DANIEL | TIMOTHY L | |
| 2017-150 | 02902126 | GARRISON | JILL H | |
| 2017-150 | 02902132 | GARRISON | ROBERT ALAN | TERESA A |
| 2017-150 | 02902133 | SELBURN CREEK LLC | | |
| 2017-150 | 02902301 | BUFF | LARRY STEVEN | GAIL M |
| 2017-150 | 02902302 | HACKETT | PAUL E JR | LEONORE A |
| 2017-150 | 02902303 | STERN | LISA B | |
| 2017-150 | 02902310 | KEEBLER | JOSEPH P | MACKENZIE C |
| 2017-150 | 02902311 | WHEELER | KATRINA | |
| 2017-150 | 02902312 | MIHIAR | AYMAN M | |
| 2017-150 | 02902313 | HIGGINS | SEAN MICHAEL JR | SUMEI |
| 2017-150 | 02902314 | HERNANDEZ | DAVID | JACQUELINE |
| 2017-150 | 02902315 | WHITFIELD | LOLITA R | |
| 2017-150 | 02912107 | GARRISON | ROBERT HERNDON | CARLENE G |
| 2017-150 | 02912108 | LUMPKIN | JAMES PARKER II | |
| 2017-150 | 02912114 | SCHNEIDER | BRIAN K | ELLEN BEAVER |
| 2017-150 | 02912121 | THOMAS | STEVE | JOAN FRANCIS |
| 2017-150 | 02912199 | PARROW | MATTHEW W | |
| 2017-150 | 02912201 | FOUNTAINGROVE HOMEOWNERS OF | MECKLENBURG INC | |
| 2017-150 | 02912202 | GILLISPIE | TRACI L | |
| 2017-150 | 02912204 | KUNDU | DEBABRATA | MADHUCHHANDA |
| 2017-150 | 02912205 | HUSTON | WADE | BRIDELLE D |
| 2017-150 | 02912206 | NHIEP | SAN | PHUONG |
| 2017-150 | 02912207 | LU | RONALD | AMANDA |
| 2017-150 | 02912208 | PERKINS | WANDA GRIER | BRUCE SR |
| 2017-150 | 02912209 | DUKES | FRANKLIN G | SCHAMEKA D |
| 2017-150 | 02912210 | HUDSON | LUVON MESCHAIEL | EUGENE LA VARNE JR |
| 2017-150 | 02912211 | BHAWNANI | ANJANA ARJAN | |
| 2017-150 | 02912212 | NGUYEN | THUY P | NAM VAN |
| 2017-150 | 02912301 | FOUNTAINGROVE HOMEOWNERS OF | MECKLENBURG INC | |
| 2017-150 | 02912302 | CHISHOLM | LEON III | JENNIFER C |
| 2017-150 | 02912303 | TANG | XUAN | |
| 2017-150 | 02912304 | BUTLER | NORMAN | |
| 2017-150 | 02912305 | MCLAIN TINDALL | DIONNE C | |
| 2017-150 | 02912306 | JINWALA | DHARMENDRA D | PARULBEN |
| 2017-150 | 02912307 | WILLIAMS | RUDELPH | DEBORAH R |
| 2017-150 | 02912318 | RICHMOND HILL DEVELOPMENTS LLC | | |
| 2017-150 | 02912903 | MAPLEWOOD HOMEOWNERS ASSOC OF | CHARLOTTE INC | |
| 2017-150 | 02912904 | MYERS | JERRY L | |
| 2017-150 | 02912905 | OSMAN | SAFRAZ | |
| 2017-150 | 02912906 | ENGLISH | JOHN | CHERYL |
| 2017-150 | 02912907 | VASQUEZ | JESUS JR | |
| 2017-150 | 02912908 | PHILLIPS | SIDNEY E | SARA A |
| 2017-150 | 02912909 | WOFFORD | VIVIAN DENISE MCNEILL | |
| 2017-150 | 02912910 | CSH PROPERTY ONE,LLC | | |
| 2017-150 | 02912911 | WILLIAMS | JOSEPH | CHERIE |
| 2017-150 | 02912912 | HENRY | MICHAEL L | BERYL C |
| 2017-150 | 02912920 | WEHBI | ALI D | FRANCE A |
| 2017-150 | 02912921 | DONALDSON | EMANUEL | |
| 2017-150 | 02912922 | PARKER | CHERYL | STEPHEN |
| 2017-150 | 02912923 | PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC | | |
| 2017-150 | 02912924 | CHAMBERS | CHARLES L | |
| 2017-150 | 02912925 | HIGH | JOSHUA B | |
| 2017-150 | 02912926 | WALKER | FREDERICK L | ELAINE M |
| 2017-150 | 02912927 | AMH NC PROPERTIES LP | | |
| 2017-150 | 02912928 | CSH 2016-1 BORROWER LLC | | |
| 2017-150 | 02912929 | GENTRY | MELODY | |
| 2017-150 | 02912930 | SAIFELDAWALLA | ISAM | |
| 2017-150 | 02912931 | GIPSON | JAMAL | FARRAH |
| 2017-150 | 02912932 | FRAZIER | GARY B | BRENDA J |
| 2017-150 | 02912933 | LAWRENCE | ROBYN | |
| 2017-150 | 02912934 | TERRY | VALENCIA | LLOYD D |
| 2017-150 | 02912935 | MAPLEWOOD HOMEOWNERS ASSOC OF | CHARLOTTE INC | |
| 2017-150 | 02912937 | DUNCAN | CALVIN S | JOHNNIE W |
| 2017-150 | 02912938 | CARMICLE | RANDY TOMMIE | SHIRLEY A |
| 2017-150 | 02912939 | ALEEM | MOHAMED S | |
| 2017-150 | 02912951 | SAUNDERS | KYLE | CHARMAIN |
| 2017-150 | 02912952 | HORTON | MICHAEL E | JACLYN L |
| 2017-150 | 02912953 | CASTLE | ROBERT | |
| 2017-150 | 02912954 | STEFANSKI | DAVID | |
| 2017-150 | 02912955 | FLUELLEN | CHERYL | TAVIS |
| 2017-150 | 02912956 | MASHAKA | JOHN | PERPETUA |
| 2017-150 | 02912957 | CONNALLY | DUWANE L | |
| 2017-150 | 02912958 | HOLDEN | TERRY | KRISTI G |
| 2017-150 | 02912959 | SHAO | CHIA HSIANG | KUEI FANG |
| 2017-150 | 02912960 | GORIS | DEBRA | |

| | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|---|----------------------------------|------------|------------------|-------|---------|
| COWNERLAST | 1427 GALLOWAY RD | | CHARLOTTE | NC | 28262 |
| LINDA GARRISON | 1401 GALLOWAY RD | | CHARLOTTE | NC | 28262 |
| GARRISON | 1501 GALLOWAY RD | | CHARLOTTE | NC | 28262 |
| | 1401 GALLOWAY RD | | CHARLOTTE | NC | 28262 |
| BUFF | 1635 GALLOWAY DR | | CHARLOTTE | NC | 28262 |
| HACKETT | 1643 GALLOWAY RD | | CHARLOTTE | NC | 28262 |
| | 10290 KENDAN KNOLL DR | | CHARLOTTE | NC | 28262 |
| RYAN | 1666 SANRIDGE WIND LN | | CHARLOTTE | NC | 28262 |
| | 1662 SANRIDGE WIND LN | | CHARLOTTE | NC | 28262 |
| | 1658 SANDRIDGE WIND LN | | CHARLOTTE | NC | 28262 |
| ZHAO | 1659 SANDRIDGE WIND LN | | CHARLOTTE | NC | 28262 |
| HERNANDEZ | 1663 SANRIDGE WIND LN | | CHARLOTTE | NC | 28262 |
| | 1667 SANRIDGE WIND LN | | CHARLOTTE | NC | 28262 |
| GARRISON | 1500 GALLOWAY RD | | CHARLOTTE | NC | 28262 |
| JAMES PARKER LUMPKIN II AND LYNDA CASANOVA LUMPKIN CHARITABLE TRUST | 109 N MAIN ST | PO BOX 505 | LOUISBURG | NC | 27549 |
| SCHNEIDER | 220 QUEENS COVE RD | | MOORESVILLE | NC | 28117 |
| THOMAS | 1524 GARRISON RD | | CHARLOTTE | NC | 28262 |
| | 1524 GARRISON RD | | CHARLOTTE | NC | 28262 |
| | PO BOX 79032 | | CHARLOTTE | NC | 28271 |
| | 1609 MARBLE HILL DR | | CHARLOTTE | NC | 28262 |
| KUNDU | 1215 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| HUSTON | 1219 BERSHIRE LN | | CHARLOTTE | NC | 28242 |
| PHUNG | 1301 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| NHIER | 1309 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| PERKINS | 1317 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| DUKES | 1325 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| HUDSON | 1618 LIONSTONE CT | | CHARLOTTE | NC | 28262 |
| | 1612 LIONSTONE DR | | CHARLOTTE | NC | 28262 |
| NGUYEN | 1604 LIONSTONE DR | | CHARLOTTE | NC | 28262 |
| | PO BOX 79032 | | CHARLOTTE | NC | 28271 |
| CHISHOLM | 1603 LIONSTONE CT | | CHARLOTTE | NC | 28262 |
| | 1611 LIONSTONE DR | | CHARLOTTE | NC | 28262 |
| FERN SPRINGS | 1407 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| | 1421 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| JINWALA | 1429 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| WILLIAMS | 1430 BERSHIRE LN | | CHARLOTTE | NC | 28262 |
| | 3430 TORINGDON WY #101 | | CHARLOTTE | NC | 28277 |
| | 5200 77 CENTER DR ,SUITE 41 | | CHARLOTTE | NC | 28217 |
| | 1250 JADE GLEN DRIVE | | CHARLOTTE | NC | 28262 |
| | 1246 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| ENGLISH | 1242 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| | 1238 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| PHILLIPS | 1234 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| | 8685 BAYMEADOWS RD EAST UNIT 122 | | JACKSONVILLE | FL | 33256 |
| | 8665 EAST HARTFORD DR STE 200 | | SCOTTSDALE | AZ | 85255 |
| WILLIAMS | 1503 BIG LEAF DR | | CHARLOTTE | NC | 28262 |
| HENRY | 1507 BIG LEAF DR | | CHARLOTTE | NC | 28262 |
| WEHBI | 1435 SOUTHERN SUGAR DR | | CHARLOTTE | NC | 28262 |
| | 1443 SOUTHERN SUGAR DR | | CHARLOTTE | NC | 28262 |
| PARKER | 1447 SOUTHERN SUGAR DR | | CHARLOTTE | NC | 28262 |
| | PO BOX 4090 | | SCOTTSDALE | AZ | 85261 |
| | 14136 LISSADELL CIRCLE | | CHARLOTTE | NC | 28277 |
| | 1211 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| WALKER | 1217 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| | 30601 AGOURA RD STE 200 | | AGOURA HILLS | CA | 91301 |
| | 8665 EAST HARTFORD DR STE 200 | | SCOTTSDALE | AZ | 85255 |
| | 1229 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| | 1233 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| DAYE | 1241 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| FRAZIER | 1245 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| | 1249 JADE GLEN DRIVE | | CHARLOTTE | NC | 28262 |
| TERRY | 1253 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| | 5200 77 CENTER DR ,SUITE 41 | | CHARLOTTE | NC | 28217 |
| DUNCAN | 1502 BIG LEAF DR | | CHARLOTTE | NC | 28262 |
| CARMICLE | 1152 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| | 1146 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| SAUNDERS | 1127 JADE GLEN DR | | CHARLOTTE | NC | 28262 |
| CRUSE | 2133 SW NEWPORT ISLES BLVD | | PORT SAINT LUCIE | FL | 34953 |
| | 11105 AMUR COURT | | CHARLOTTE | NC | 28262 |
| | 11109 AMUR CT | | CHARLOTTE | NC | 28262 |
| FLUELLEN | 11115 AMUR CT | | CHARLOTTE | NC | 28262 |
| MIRONDO | 11121 AMUR CT | | CHARLOTTE | NC | 28262 |
| | 1448 SOUTHERN SUGAR DR | | CHARLOTTE | NC | 28262 |
| HOLDEN | 707 KINGSMILL LN | | CLOVER | SC | 29710 |
| CHAN | 1438 SOUTHERN SUGAR DR | | CHARLOTTE | NC | 28269 |
| | 1432 SOUTHERN SUGAR DRIVE | | CHARLOTTE | NC | 28262 |

| Pet_No | ORGANIZATI | FIRST_NAME | LAST_NAME |
|----------|---|-----------------|---------------|
| 2017-150 | | Timothy | Burgess |
| 2017-150 | Arbor Hills Homeowners Association | Sarah | Ziegler |
| 2017-150 | Avensong Homeowners Association | Debbie | Durrell |
| 2017-150 | Churchill Downs | Kelly | Voler |
| 2017-150 | Claybrooke Neighborhood Association | Anthony | Wooding |
| 2017-150 | Fountaingrove Homeowners Association | Patrick & Helin | Beacham |
| 2017-150 | Freedom West Community Action Association | Richard L. | Eppley |
| 2017-150 | Highland Trace Neighborhood | Howard | Carmichael |
| 2017-150 | Lexington | Darrin | Rankin |
| 2017-150 | Lexington | Robert | Davis |
| 2017-150 | Mallard Grove Homeowners Association | Christine | Sylvester |
| 2017-150 | Mallard Lake Homeowners Association | Andre | Christie |
| 2017-150 | Maplewood | Ravi | Vallabhapuram |
| 2017-150 | Ramblewood Neighborhood Association | Denise | Hallett |
| 2017-150 | Ramblewood Neighborhood Association | Woody | Schmidt |
| 2017-150 | Smallwood In Action | Odessa | Alexander |

| STREET_ADD | UNIT_NUM | CITY | STATE | ZIP |
|-------------------------|----------|-----------|-------|-------|
| 2215 Maycroft Dr | | Charlotte | NC | 28262 |
| 10701 Claude Freeman Dr | | Charlotte | NC | 28262 |
| 10701 Claude Feeman Dr | | Charlotte | NC | 28209 |
| 10701 Claude Feeman Dr | | Charlotte | NC | 28209 |
| 10179 Claybrooke Dr | | Charlotte | NC | 28262 |
| 11024 Fountaingrove Dr | | Charlotte | NC | 28262 |
| 2026 Chipstone Rd | | Charlotte | NC | 28262 |
| 10701 Claude Feeman Dr | | Charlotte | NC | 28209 |
| 11610 Tavernay Parkway | | Charlotte | NC | 28262 |
| 2345 Treymore Lane | | Charlotte | NC | 28262 |
| 10339 Garrett Grigg Rd | | Charlotte | NC | 28262 |
| 10503 Greenhead View | | Charlotte | NC | 28262 |
| 1147 Boxelder Ln | | Charlotte | NC | 28262 |
| 11020 David Taylor Dr | | Charlotte | NC | 28262 |
| 11020 David Taylor Dr | | Charlotte | NC | 28262 |
| 1701 Sir Anthony Dr | | Charlotte | NC | 28262 |

Exhibit B

October 23, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, November 2nd at 6:00 p.m.
Location: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262
Petitioner: Mattamy Homes, LLC
Petition No.: 2017-150

Dear Charlotte Resident,

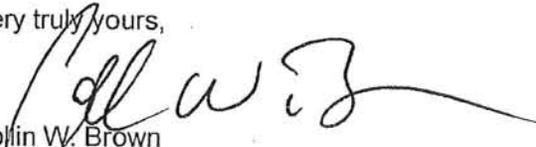
We represent Mattamy Homes (the "Petitioner") in its plans to redevelop an approximately 20.6 acre property located on the north side of Galloway Road, east of Garrison Road and west of I-85 (the "Property"). The Petitioner requests to rezone the Property from the R-3 zoning district to the UR-2(CD) zoning district in order to accommodate the development of a single-family (attached) residential community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, November 2nd at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

Exhibit C

Exhibit D

The logo for K&L GATES, featuring the text in white on an orange rectangular background.

K&L GATES

Community Meeting

**Rezoning Petition
No. 2017-150
Mattamy Homes / Galloway
St. Rezoning**

November 2, 2017 @ Piedmont Unitarian Universalist Church

AGENDA

- Introduction
- Property Location
- Rezoning Considerations
- Current Zoning
- Adopted Land Use Plans
- Development Concept
- Options without a Rezoning
- Proposed Conditional Rezoning
- Proposed Development
- Community Concerns
- Timeline
- Discussion



Bob Wiggins



Collin Brown

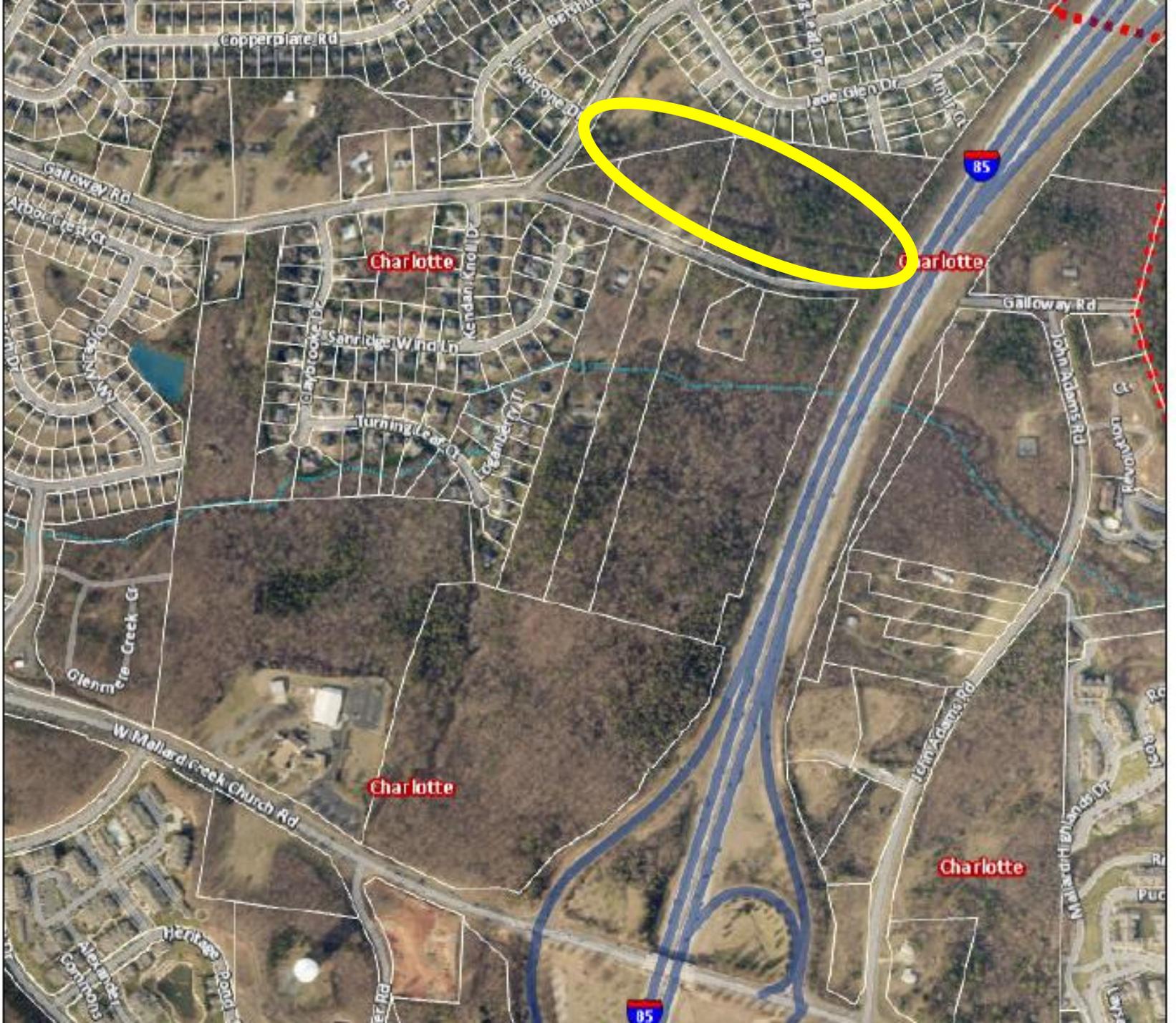


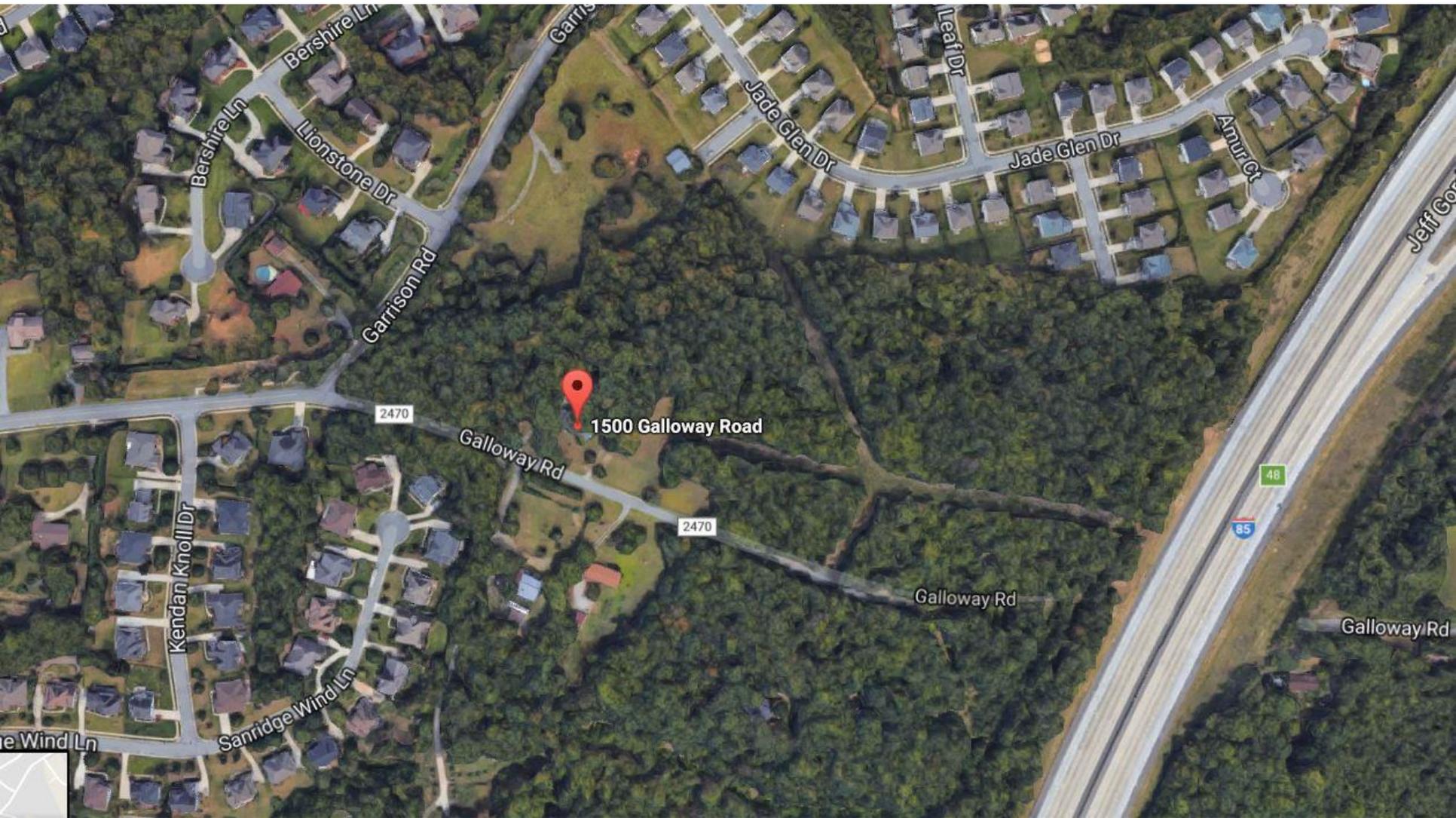
Matt Levesque & Matt Mandle



Property Location









Rezoning Considerations

The image features a central orange horizontal band containing the text "Rezoning Considerations". The background is a vibrant blue with a bokeh effect, consisting of numerous out-of-focus light spots and hexagonal shapes of varying sizes and brightness, creating a shimmering, textured appearance.



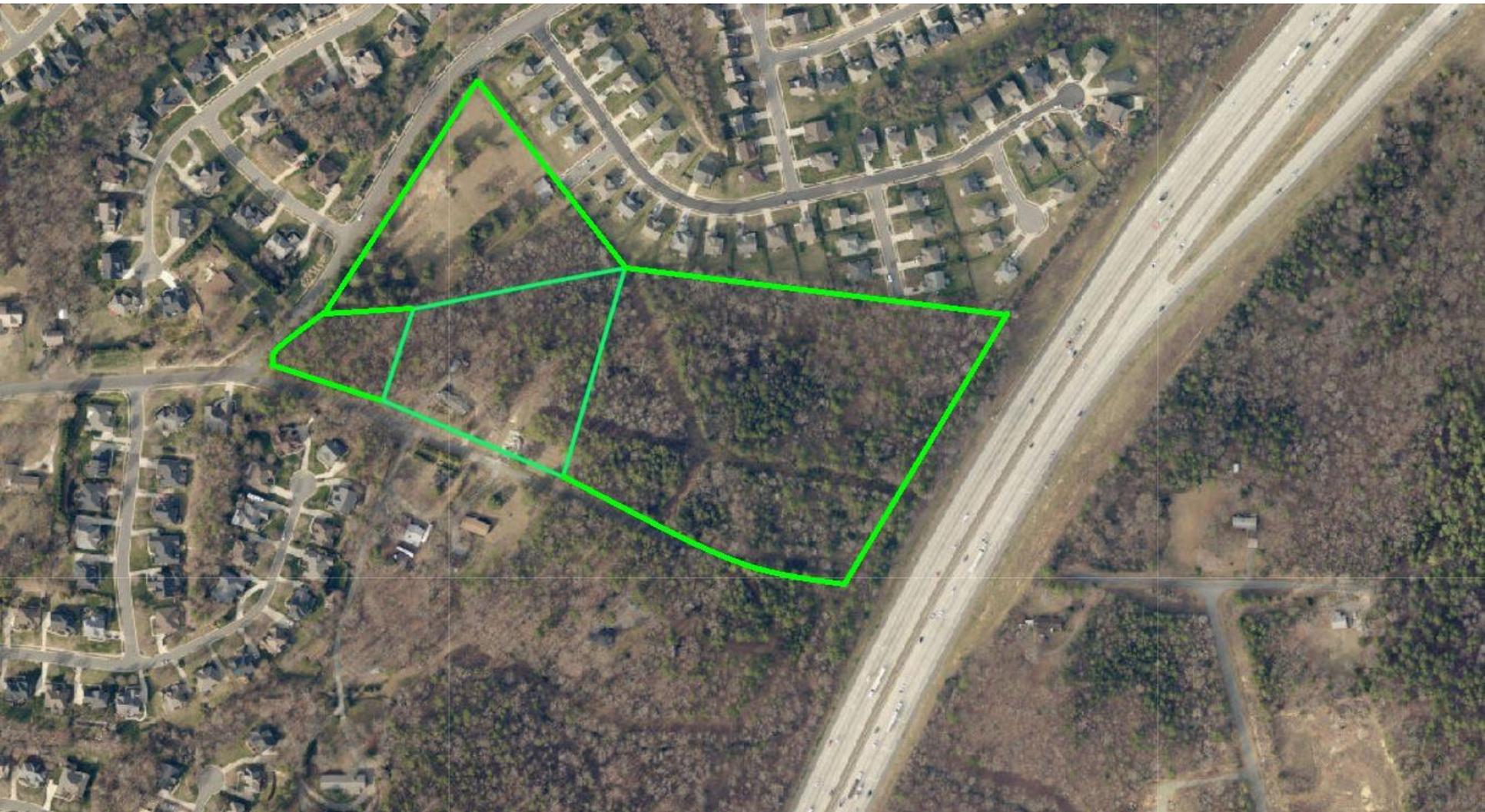
REZONING CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities



Current Zoning



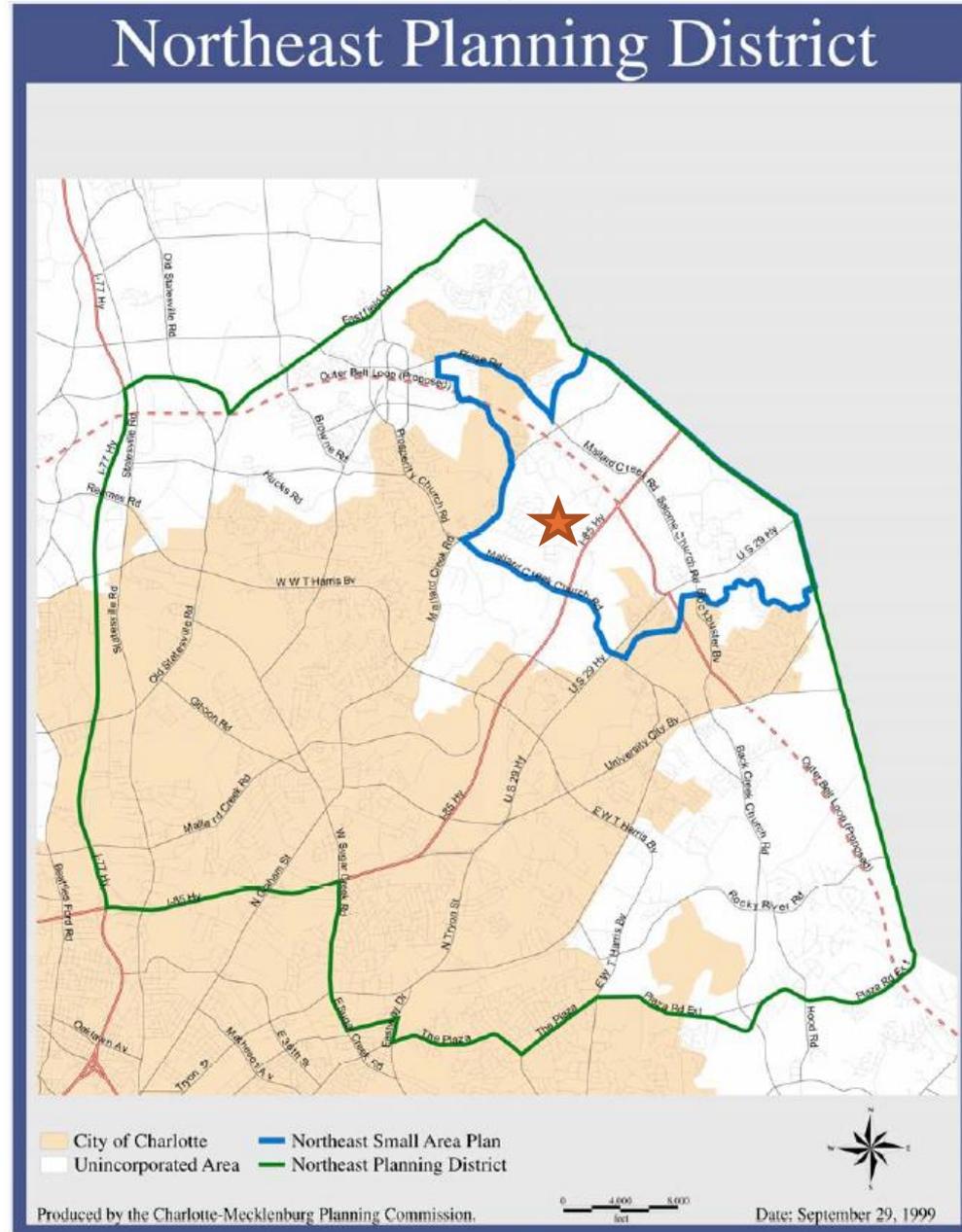


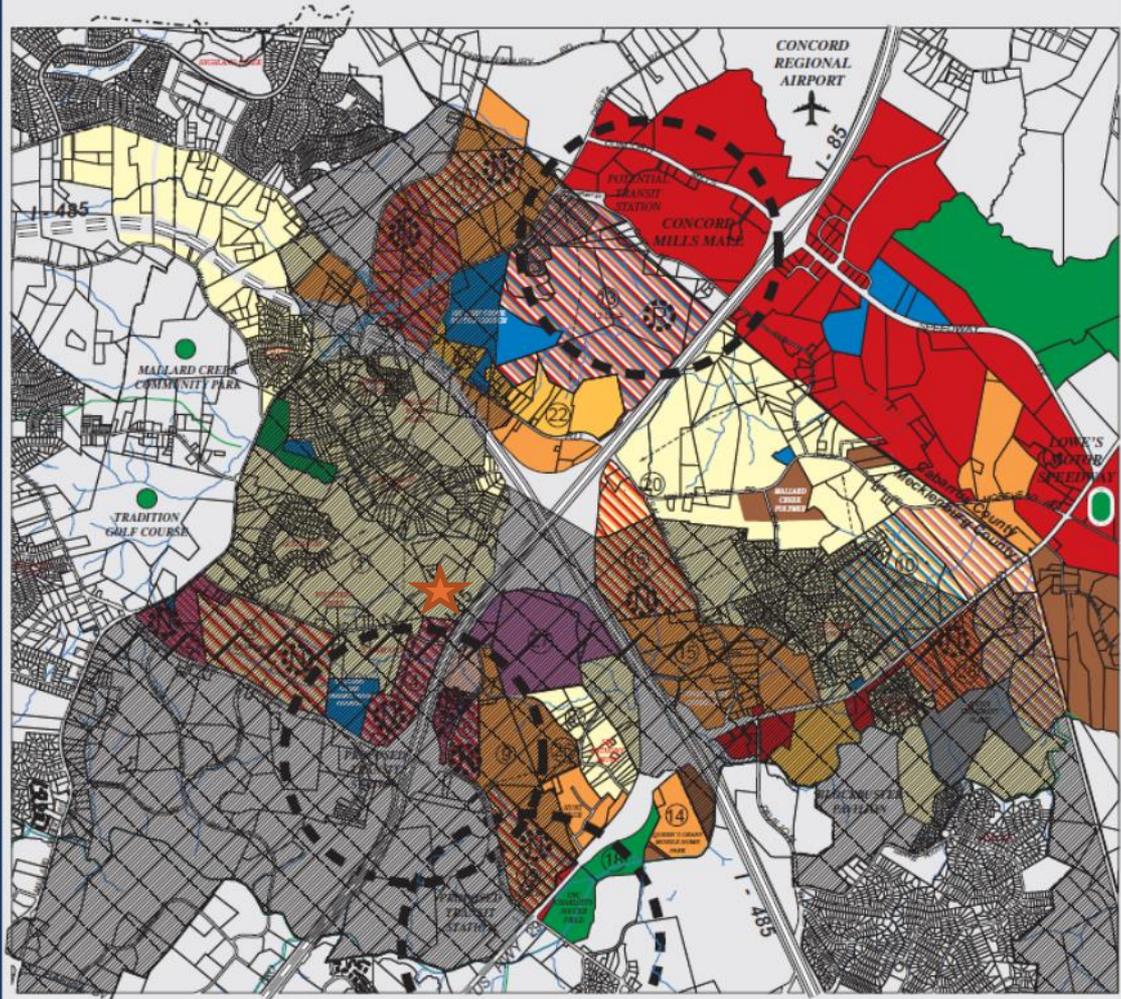


Adopted Land Use Plans



Map 1: Northeast Planning District with the Area Plan Boundaries Identified





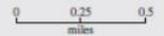
Land Use

| | | | |
|------------------------------|---------------|--|--|
| Residential (Up to 4 DUA) | Retail | Single Family, Multi-Family, Retail | Charlotte City Limits |
| Residential (Up to 8 DUA) | Office | Single Family, Multi-Family, Office | Greenway Facility |
| Residential (12+ DUA) | Industrial | Single Family, Multi-Family, Institutional | Neighborhood Center |
| Multi-Family, Retail | Research | Single Family, Multi-Family, Retail, Research | Regional Center |
| Retail, Office | Utility | Single Family, Multi-Family, Retail, Office, Institutional | Charlotte Extra-Territorial Jurisdiction |
| Retail, Office, Research | Institutional | | |
| Multi-Family, Retail, Office | Open Space | | |

*Note: May develop the property up to 12 DUA with implementation of the urban design guidelines and a 50% single family component.

Numbered areas indicate a change from the existing Northeast District Plan.

Produced by the Charlotte-Mecklenburg Planning Commission.



Date: June 12, 2000



Planning Department Analysis



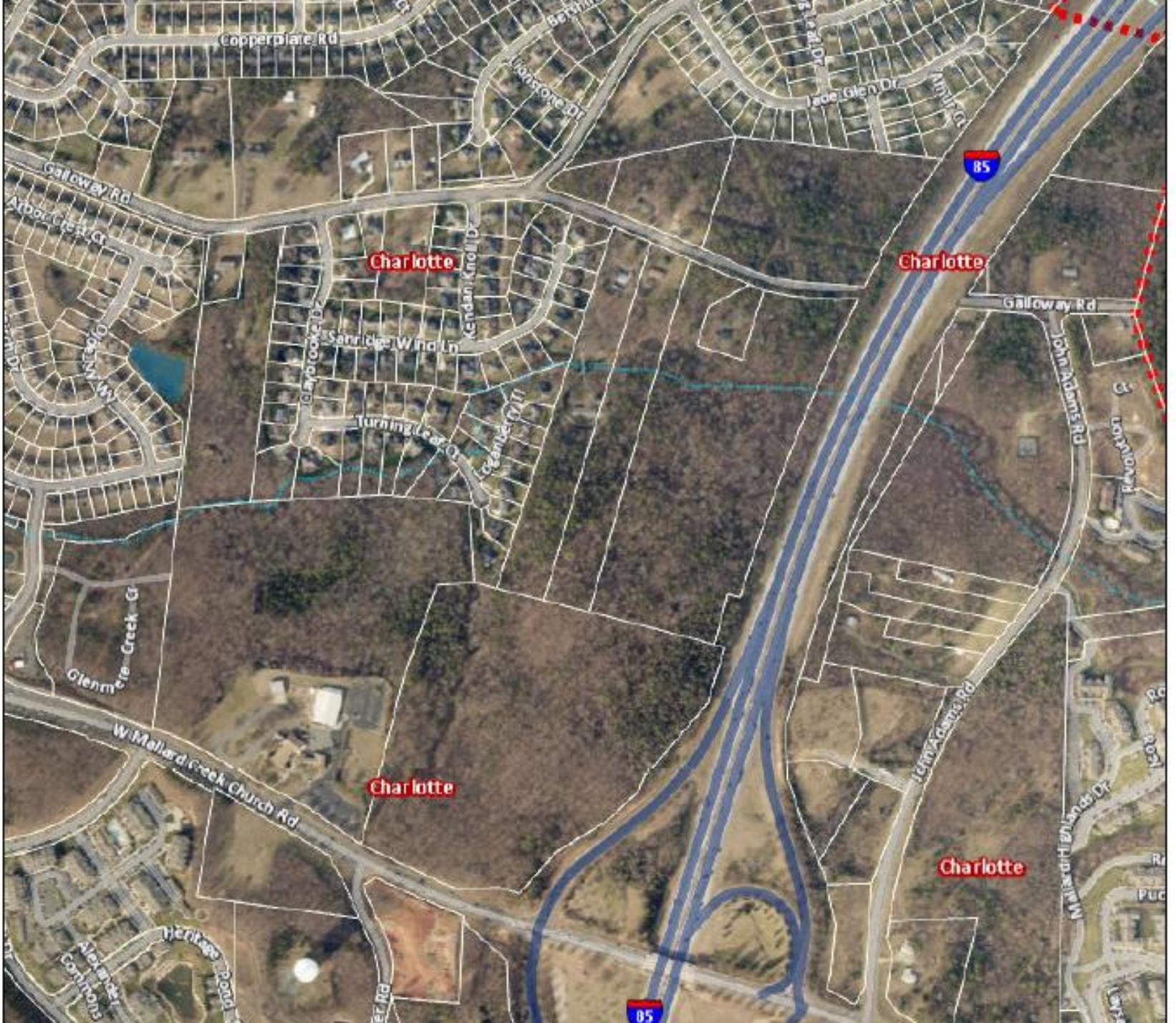
The adopted land use for the site is split between residential up to 4 DUA and Research/Office/Retail as per the Northeast Area Plan (2000).

The proposed attached residential development is proposing a density of 7.3 DUA, which exceeds the adopted land use and is slightly higher than what is supported by the GDPs.

However, the proposed use could be a good transition between the multi-family that was recently approved on Galloway Rd. and the single family neighborhood.

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text is centered within this band.

Rezoning Petition 2016-039



Copperplate Rd

85

Charlotte

Charlotte

Galloway Rd

Galloway Rd

Turning Leaf Cr

Glenmore Creek Cr

W. Mallard Creek Church Rd

Charlotte

Charlotte

85

Heritages Blvd

Mallard Creek Church Rd

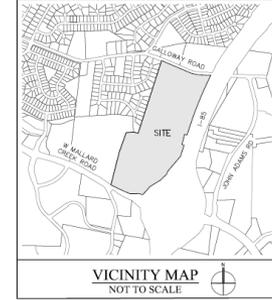
Approved Oct 16, 2017

KEY TO ADJACENT PROPERTY OWNERS

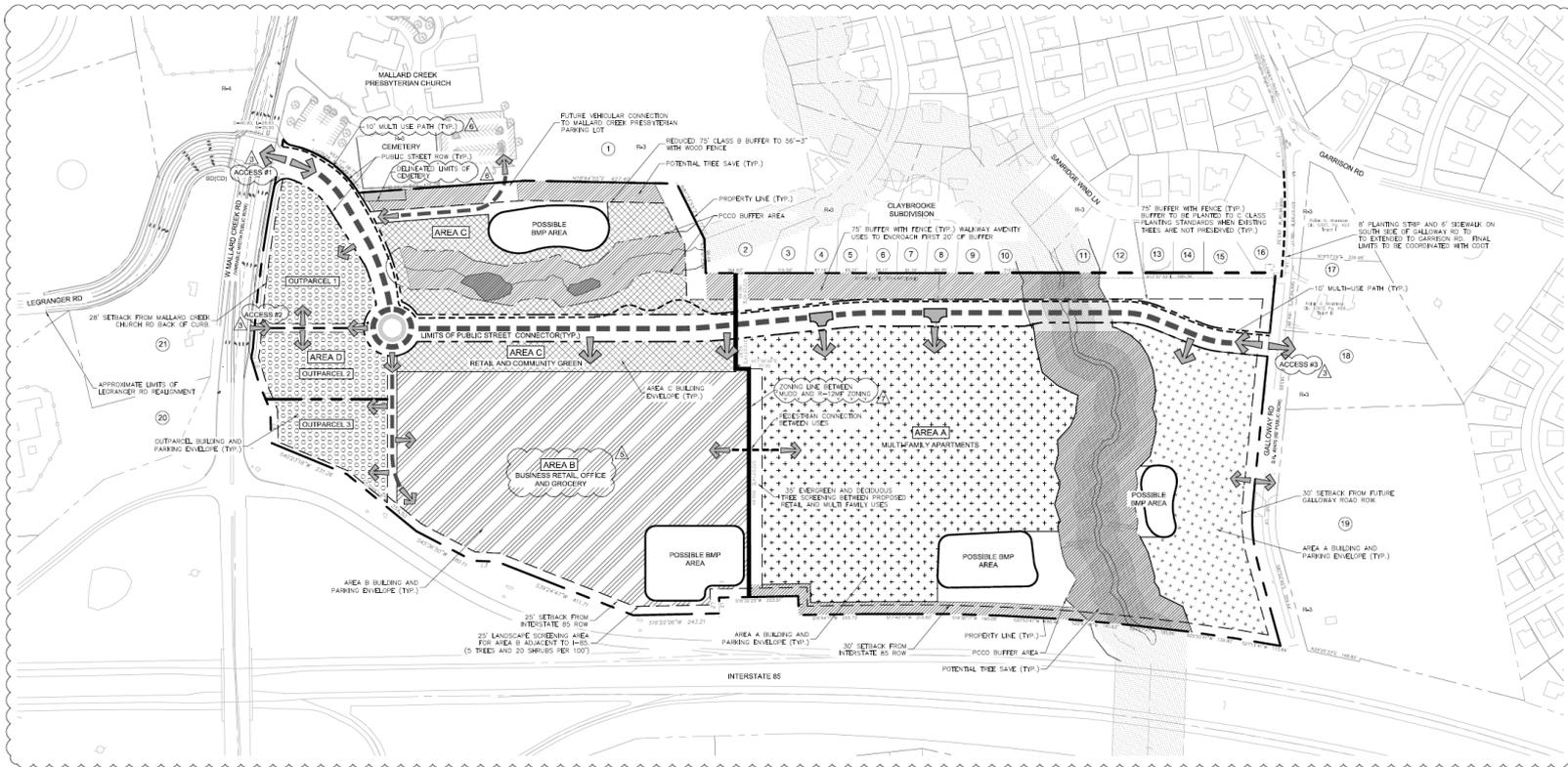
| | | |
|--------------------------------------|------------------------|--|
| 1. MALLARD CREEK PRESBYTERIAN CHURCH | 08: 03717 P., 709 PFD. | 02902101 ZONING-R-3 USE: GOV'T/INST. |
| 2. PETER AND KATRINA WERNER | 08: 10850 P., 864 PFD. | 02902348 ZONING-R-3 USE: SINGLE FAMILY |
| 3. DENTON AND LORRAINE WOOD | 08: 10897 P., 143 PFD. | 02902347 ZONING-R-3 USE: SINGLE FAMILY |
| 4. BRONIE AND HAMILTON LAWRENCE | 08: 23789 P., 844 PFD. | 02902346 ZONING-R-3 USE: SINGLE FAMILY |
| 5. DEBRA WATKINS | 08: 29789 P., 284 PFD. | 02902345 ZONING-R-3 USE: SINGLE FAMILY |
| 6. SHAWN O'KENNEDY | 08: 23743 P., 518 PFD. | 02902344 ZONING-R-3 USE: SINGLE FAMILY |
| 7. ERIC AND SANDY SNYDER | 08: 30872 P., 151 PFD. | 02902343 ZONING-R-3 USE: SINGLE FAMILY |
| 8. WILLIAM AND BEVERLY PAYNE | 08: 11250 P., 555 PFD. | 02902342 ZONING-R-3 USE: SINGLE FAMILY |
| 9. ROGER AND JULIANE MOORE | 08: 13752 P., 664 PFD. | 02902341 ZONING-R-3 USE: SINGLE FAMILY |
| 10. AMIT AND KIRISHA PATEL | 08: 12017 P., 404 PFD. | 02902340 ZONING-R-3 USE: SINGLE FAMILY |
| 11. PAUL WASSER | 08: 25211 P., 407 PFD. | 02902338 ZONING-R-3 USE: SINGLE FAMILY |
| 12. DEAN AND JENNIFER PLANNERY | 08: 27418 P., 416 PFD. | 02902337 ZONING-R-3 USE: SINGLE FAMILY |
| 13. MARY ANN WALLEDO | 08: 13540 P., 128 PFD. | 02902336 ZONING-R-3 USE: SINGLE FAMILY |
| 14. LIZETA HATHFIELD | 08: 16820 P., 803 PFD. | 02902335 ZONING-R-3 USE: SINGLE FAMILY |
| 15. DAVID AND JACQUELINE HERNANDEZ | 08: 30648 P., 132 PFD. | 02902334 ZONING-R-3 USE: SINGLE FAMILY |
| 16. PAUL AND LINDA VAICUS | 08: 18723 P., 331 PFD. | 02902333 ZONING-R-3 USE: SINGLE FAMILY |
| 17. ROBERT AND CARLENE GARRISON | 08: 05307 P., 423 PFD. | 02912107 ZONING-R-3 USE: SINGLE FAMILY |
| 18. ROBERT AND CARLENE GARRISON | 08: 05307 P., 423 PFD. | 02912107 ZONING-R-3 USE: SINGLE FAMILY |
| 19. JAMES PARKER II LIMPIN | 08: 09256 P., 691 PFD. | 02912108 ZONING-R-3 USE: SINGLE FAMILY |
| 20. PBOSSIE DUKE POWDER COMPANY | 08: 05307 P., 677 PFD. | 04738022 ZONING-R-4 USE: SINGLE FAMILY |
| 21. ASSOC IN HEILOCHER LESTER | 08: 04415 P., 212 PFD. | 04738020 ZONING-R-4 USE: SINGLE FAMILY |

SITE DEVELOPMENT DATA

| | |
|--------------------------|---|
| SITE ACREAGE: | 865.70 ACRES TOTAL (2,862,072 SQ. FT.) AREA A = 833.30 ACRES AREA B, C AND D = 833.35 |
| TAX PARCEL #: | 02902121, 02902137, 02902124, 02902133, 02902126 AND A PORTION OF 02902107 |
| EXISTING ZONING: | RE-1 AND RE-1(C) AND R-1 |
| PROPOSED ZONING: | R-120R-CO (AREA A) 5 YEARS VESTED RIGHTS MU30-D (AREA B, C AND D) 5 YEARS VESTED RIGHTS |
| EXISTING USE: | VACANT - OPEN FELD |
| PROPOSED USE: | SINGLE FAMILY RESIDENTIAL |
| MULTI-FAMILY APARTMENTS: | AREA A (393 UNITS) 11.84 UNITS PER ACRE (33.35 ACRES) |
| BUSINESS RETAIL: | AREAS B, C AND D (OUTPARCELS 1, 2 & 3) (SEE DEVELOPMENT STANDARDS) |
| BUILDING HEIGHT: | SEE DEVELOPMENT STANDARDS |
| WATERFED: | MALLARD CREEK |
| PARKING PROVIDED: | SHALL MEET ORDINANCE REQUIREMENTS |
| OPEN SPACE: | SHALL MEET ORDINANCE REQUIREMENTS |
| TREE SAVE: | 15% OF PROPOSED SITE SHALL MEET ORDINANCE REQUIREMENTS |



POTENTIAL TREE SAVE AREAS (TYP.)
10% MIN. (8.36 ACRES) OF 85.10 ACRE SITE TO BE PRESERVED.
FINAL LIMITS OF USE MAY VARY FROM WHAT IS SPECIFIED ON PLAN AND
FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING OF SITE AREAS



DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1415 Wilshire Blvd., 2nd Floor, Charlotte, NC 28203
704.342.0800
www.drg.com



REZONING PETITION
FOR PUBLIC HEARING
2016-139

REZONING PETITION

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC. &
BROWDER GROUP

TECHNICAL
DATA SHEET

SCALE: 1" = 150'

PROJECT # 278-023
DRAWN BY ME
CHECKED BY JG

- AUGUST 22, 2016
- REVISIONS:
0. 08/01/17 - PER CIVIC COMMENTS
 1. 04/10/17 - PER STAFF UPDATES
 2. 06/01/17 - PER STAFF UPDATES
 3. 06/01/17 - PER STAFF UPDATES
 4. 06/01/17 - PER STAFF UPDATES
 5. 06/01/17 - PER STAFF UPDATES
 6. 06/01/17 - PER STAFF UPDATES
 7. 10/09/17 - PER STAFF UPDATES

SITE DEVELOPMENT DATA

SITE ACREAGE: ±65.70 ACRES TOTAL (2,862,072 SQ FT)
AREA A = ±33.35 ACRES
AREA B, C AND D = ±32.35

TAX PARCEL #: 02902121, 02902132, 02902124, 02902133, 02902126
AND A PORTION OF 02902101

EXISTING ZONING: RE-1 AND RE-3(CD) AND R-3

PROPOSED ZONING: R-12MF-CD (AREA A) 5 YEARS VESTED RIGHTS
MUDD-O (AREA B, C AND D) 5 YEARS VESTED RIGHTS

EXISTING USE: VACANT - OPEN FIELD
SINGLE FAMILY RESIDENTIAL

PROPOSED USE:

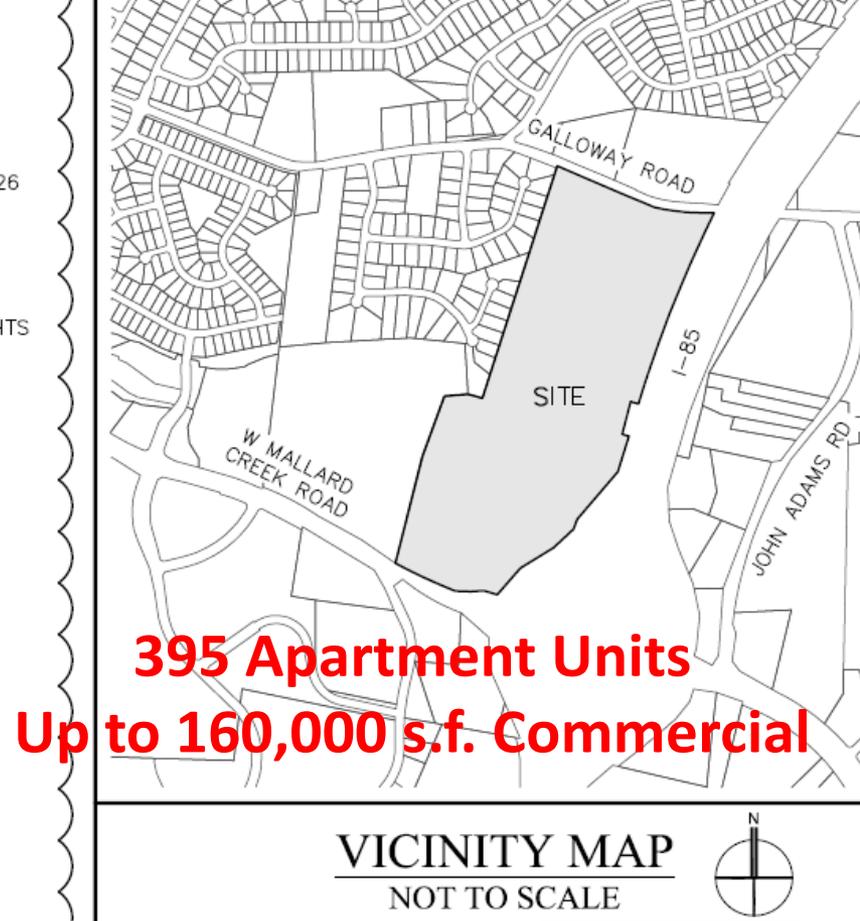
- MULTI-FAMILY APARTMENTS: AREA A (395 UNITS)
11.84 UNITS PER ACRES (33.35 ACRES)
- BUSINESS RETAIL: AREAS B, C AND D (OUTPARCELS 1, 2 & 3)
(SEE DEVELOPMENT STANDARDS)

BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

WATERSHED: MALLARD CREEK

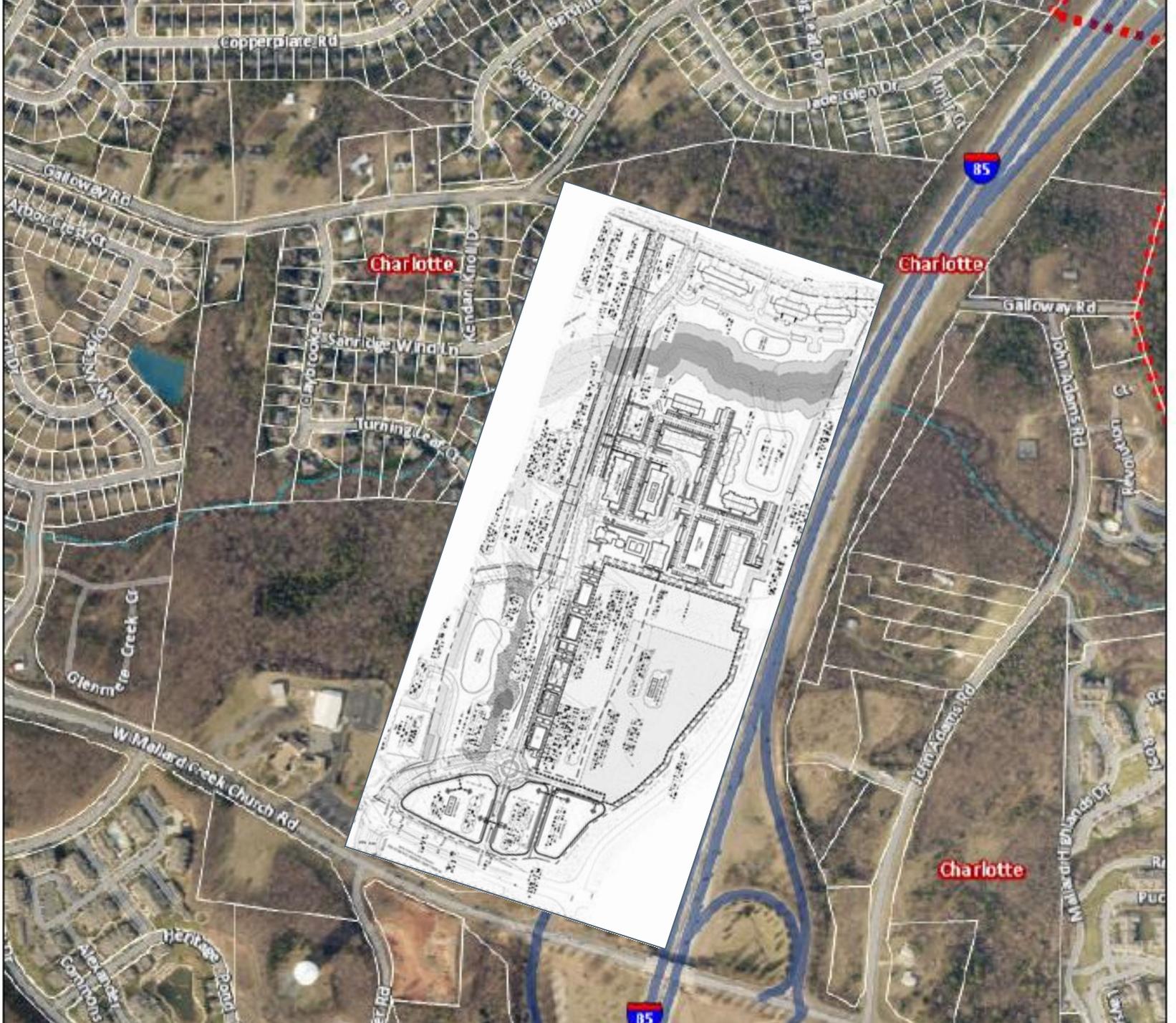
PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS

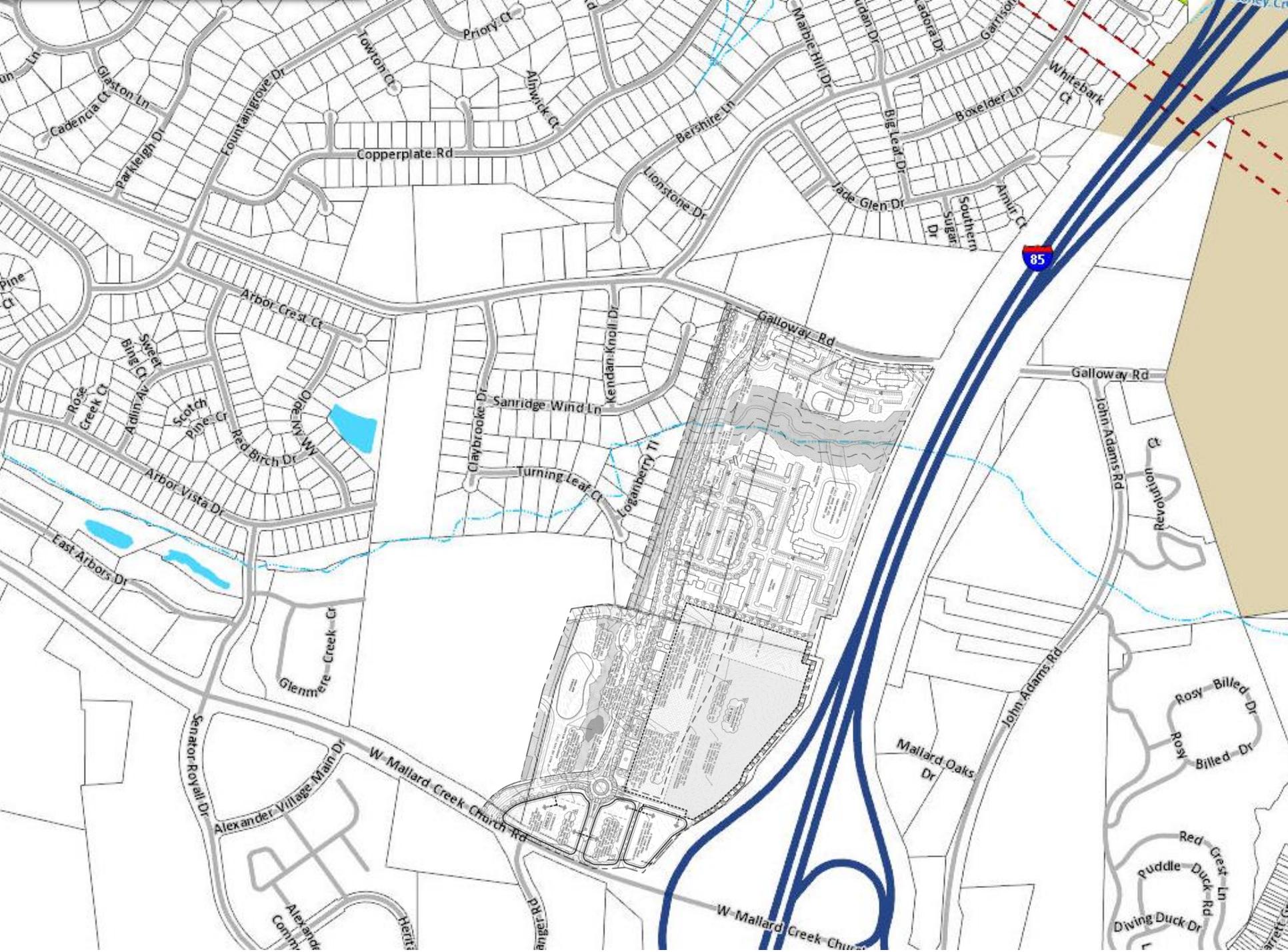
TREE SAVE: 15% OF PROPOSED SITE
SHALL MEET ORDINANCE REQUIREMENTS



D. MAXIMUM GROSS FLOOR AREA/MAXIMUM DENSITY ON DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D

- (1) A TOTAL MAXIMUM OF 160,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE USES DESCRIBED ABOVE IN PARAGRAPHS B AND C MAY BE DEVELOPED ON DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D COMBINED. A MAXIMUM OF 145,000 SQUARE FEET OF THE 160,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL SALES USES. AS DEFINED UNDER THE ORDINANCE, RETAIL SALES SHALL MEAN THE SALE OF GOODS, PRODUCTS OR MERCHANDISE DIRECTLY TO THE CONSUMER. AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT SHALL NOT BE CONSIDERED TO BE A RETAIL SALES USE.
- (2) NOTWITHSTANDING THE FOREGOING AND SUBJECT TO PARAGRAPH 3 BELOW, THE GROSS FLOOR AREA OF A HOTEL (AND ITS ACCESSORY USES) LOCATED ON THE SITE SHALL NOT BE COUNTED TOWARDS THE MAXIMUM ALLOWED GROSS FLOOR AREA OF 160,000 SQUARE FEET.





Cadencia Ct
Gleason Ln
Parrish Dr

Fountain Grove Dr
Lowton Ct
Copperplate Rd

Priory Ct
Albwick Ct
Berkshire Ln
Lionstone Dr

Maize Hill Dr
Garrison Dr
Boxelder Ln
Whitebark Ct
Jade Glen Dr
Southern
Amlic Ct

85

Pine Ct
Arbor Crest Ct
Bing Ct
Sweet
Rose Creek Ct
Adlin Av
Scotch Pine Cr
Red Birch Dr
Arbor Vista Dr
East Arbors Dr

Claybrooke Dr
Sanridge Wind Ln
Kendian Knoll Dr
Turning Leaf Ct
Loganberry Tr

Galloway Rd
John Adams Rd
Galloway Rd

Glennmere Creek Cr
Senator Rowall Dr
Alexander Village Main Dr
W-Mallard Creek Church Rd
Alexander Comm

Mallard Oaks Dr
John Adams Rd
Rosy-Billed Dr
Rosy-Billed Dr
Red Gest Ln
Puddle Duck Ln
Diving Duck Dr



Development Concept



Townhomes: Attached Dwellings,
underlying land owned by homeowner,
common areas maintained by an HOA.



STONEHAVEN *at* BERWICK



Density = Dwelling Units Per Acre

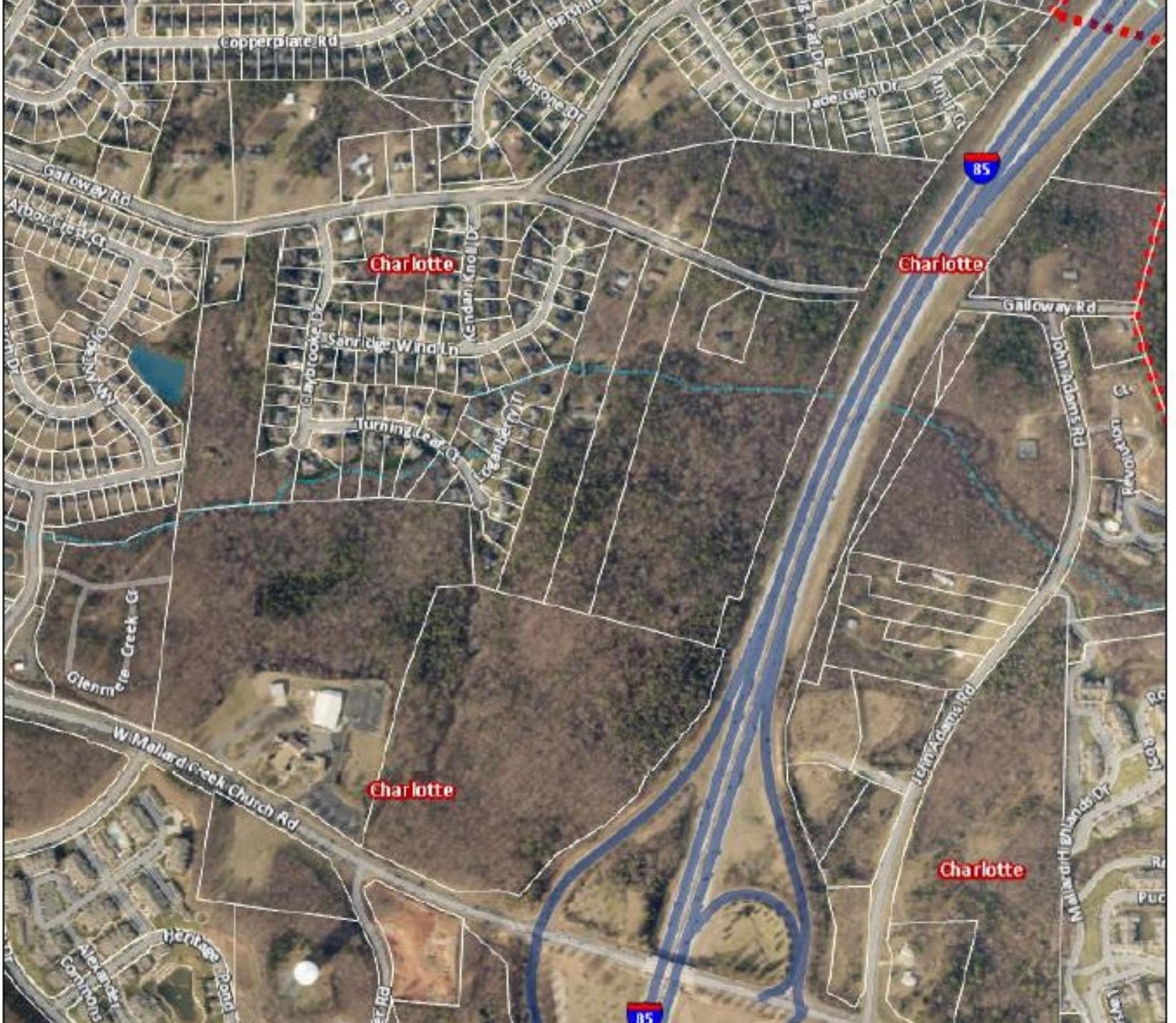
Subject Property is Approximately 20 acres

7 DUA = 140 Homes



Options without a Rezoning





Copperplate Rd

Bertham Dr
Jonestown Dr

Joe Glen Dr
Amity Rd



Charlotte

Charlotte

Galloway Rd

Galloway Rd
Arbor Crest Cr

Saridge Wind Ln

Turning Leaf Cr

Kendall Knoll Dr

Greenberg Cr

John Adams Rd

Revolution Cr

Glenmore Creek Cr

W Mallard Creek Church Rd

Charlotte

Charlotte

John Adams Rd

Mallard Highlands Dr

Heritage Commons

Heritage Commons

Heritage Commons



John Adams Rd

Mallard Highlands Dr

Heritage Commons

R-3 = 3 DUA x 20 acres = 60 homes

**Ordinance includes some provisions
that allow for increased density
without rezoning.**



CHARLOTTE.

**ENGINEERING & PROPERTY
MANAGEMENT**

City of Charlotte Tree Ordinance

Single Family Tree Save Briefing

May 25, 2016

Incentives to Increase Tree Save

- In 2002, incentives were incorporated into tree save requirements for single family development to encourage developers to preserve more than the minimum 10% tree save:
- Density Bonus
 - Allows for additional houses
- Reduced lot size



Incentive Based
INCLUSIONARY HOUSING

Incentive-Based Inclusionary Housing

1. Creates new tools to incentivize private sector development of affordable housing
2. Disperses affordable housing within the community
3. Encourages a range of housing types and income levels
4. Increases opportunities for people to age in place



Single Family - Program Criteria

Participation – Voluntary, not required

Applicability – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

Density Bonus – up to 3 DUA above base density in R-3, R-4, R-5 & R-6 zoning districts

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – at or below 80% AMI, currently \$54,800

Other Incentives – reduced lot sizes and mix of housing types up to a quadraplex

Period of Affordability – “Right of First Refusal” on resale for 15 years or defer to the respective program guidelines if public financing involved

Development Comparison



R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



R-3 Density Bonus

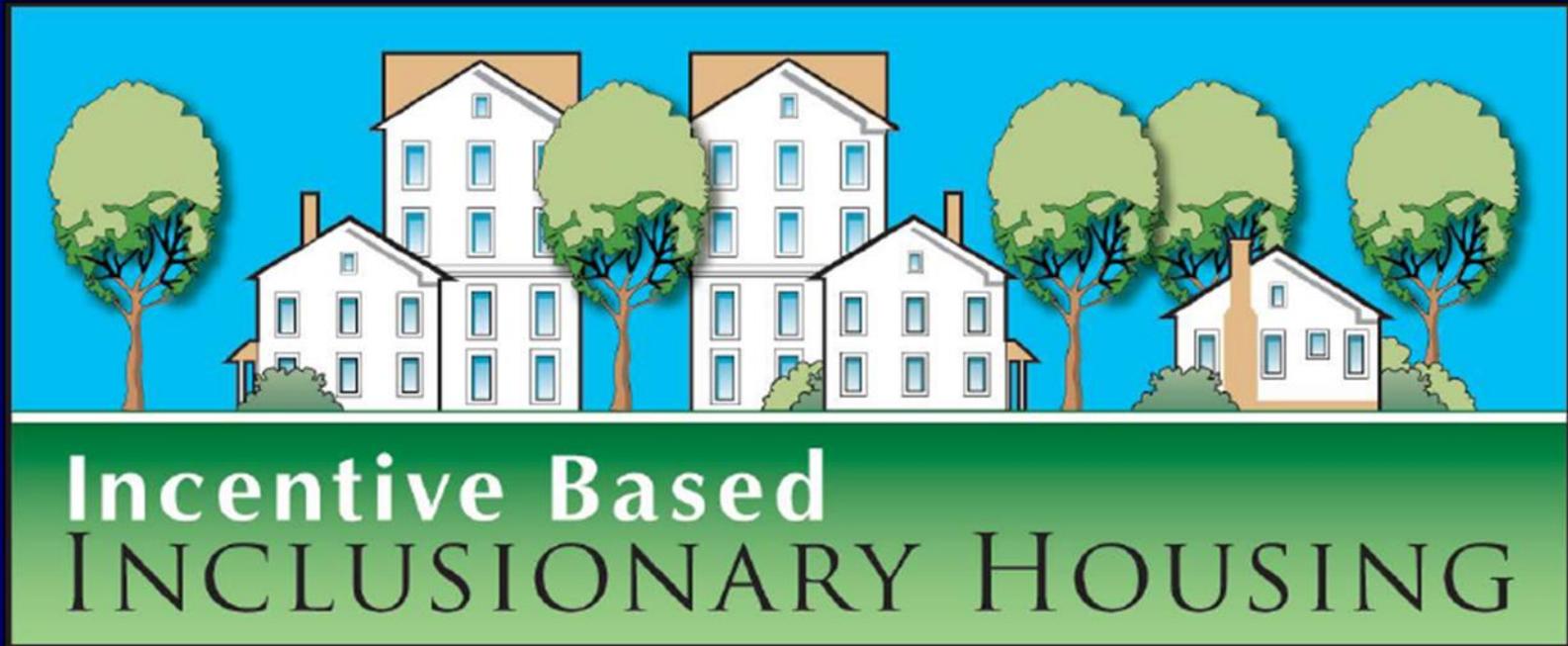
Total Units – 50 (*56 allowed*)

Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

Affordable Units Required – 11

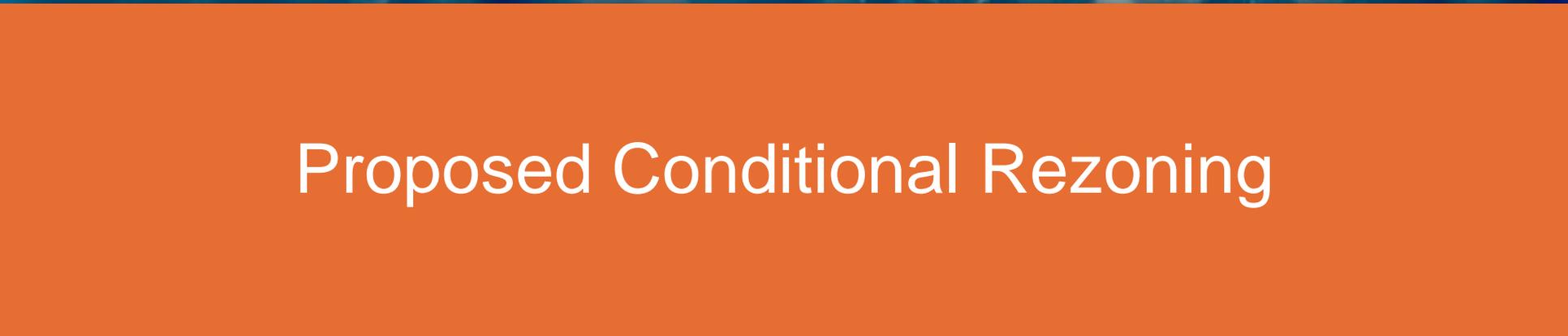


20 acres X 3 DUA = 60

20 X acres 6 DUA = 120



Proposed Conditional Rezoning



Proposed Rezoning District UR-2 (CD)

Galloway Road Site

Conditional District Rezoning - Petition # 2017-150

Located In:
City of Charlotte / Mecklenburg County, North Carolina

INDEX OF SHEETS

| Sheet Number | Sheet Title | Original Date | Revised Date |
|--------------|--|---------------|--------------|
| 1 OF 5 | CONDITIONAL DISTRICT REZONING - URZ (C0) | 8/23/17 | |
| | CONCEPTUAL SITE PLAN | | |
| 2 OF 5 | CONDITIONAL DISTRICT REZONING - URZ (C0) | 8/23/17 | |
| | TECHNICAL DATA SHEET | | |
| 3 OF 5 | CONDITIONAL DISTRICT REZONING - URZ (C0) | 8/23/17 | |
| | MASTER PLAN | | |
| 4 OF 5 | CONDITIONAL DISTRICT REZONING - URZ (C0) | 8/23/17 | |
| | CONCEPTUAL MASTER PLAN | | |
| 5 OF 5 | CONDITIONAL DISTRICT REZONING - URZ(C0) | 8/23/17 | |
| | ARCHITECTURAL ELEVATION | | |

Property Owners

| PID | Owner | Zoning |
|----------|---|--------|
| 02912114 | BRIAN K SCHNEIDER & ELLEN BEAVER SCHNEIDER | R-3 |
| 02912106 | ROBERT H & CARLENE G GARRISON | R-3 |
| 02912107 | ROBERT H & CARLENE G GARRISON | R-3 |
| 02912106 | JAMES PARKER II & LYNDA CASANOVA LUMPKIN TRUST BRENDA R HUNTER WEST F. JR HUNTER WILLIE LEE III & SALLY D STROLOLO LUMPKIN TRUST | R-3 |

Adjacent Property Owners

| PID | Owner Name | Address | City | State | Zipcode | Zoning |
|-----|------------|--|--------------------------------|--------------|---------|---------------|
| 1 | 02902135 | SELBURN CREEK LLC | 1401 GALLOWAY ROAD | CHARLOTTE | NC | 28262 R-3 |
| 2 | 02902136 | JILL W GARRISON | 1401 GALLOWAY ROAD | CHARLOTTE | NC | 28262 R-3 |
| 3 | 02902134 | THOMAS L DANIEL & LINDA GARRISON | 1427 GALLOWAY RD | CHARLOTTE | NC | 28262 R-3 |
| 4 | 02902132 | ROBERT ALAN GARRISON & TERESA A GARRISON | 1503 GALLOWAY RD | CHARLOTTE | NC | 28262 R-3 |
| 5 | 02902313 | SEAN MICHAEL JR HIGGINS & SUMEI ZHANG | 1658 SANDBRIDGE WIND LN | CHARLOTTE | NC | 28262 R-3 |
| 6 | 02902312 | AYNAM M MEHAR | 1658 SANDBRIDGE WIND LN | CHARLOTTE | NC | 28262 R-3 |
| 7 | 02902301 | LARRY STEVEN BUFF & GAIL M BUFF | 1653 GALLOWAY DR | CHARLOTTE | NC | 28262 R-3 |
| 8 | 02912109 | MATTHEW W PARRROW | 1534 GARRISON RD | CHARLOTTE | NC | 28262 R-3 |
| 9 | 02912121 | STEVE THOMAS, JOAN FRANCIS THOMAS & TERRENCE M HANNETT | 1534 GARRISON RD | CHARLOTTE | NC | 28262 R-3 |
| 10 | 02912303 | MECKLENBURG INC FOUNTAINBROOK HOMEOWNERS OF | PO BOX 79922 | CHARLOTTE | NC | 28271 R-3 |
| 11 | 02912302 | MECKLENBURG INC FOUNTAINBROOK HOMEOWNERS OF | PO BOX 79922 | CHARLOTTE | NC | 28271 R-3 |
| 12 | 02912318 | FOUNTAINBROOK HOMEOWNERS INC | PO BOX 79922 | CHARLOTTE | NC | 28271 R-3 |
| 13 | 02912505 | CHARLOTTE INC MAPLEWOOD HOMEOWNERS ASSOC OF | 5200 77 CENTER DR, SUITE 61 | CHARLOTTE | NC | 28217 R-4(C2) |
| 14 | 02912604 | VALENCIA TERRY & LYDIA D TERRY | 1263 JADE GLEN DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 15 | 02912505 | ROBYN LAWRENCE | 1249 JADE GLEN DRIVE | CHARLOTTE | NC | 28262 R-4(C3) |
| 16 | 04612032 | GARY B FRAZIER & BRENDA J FRAZIER | 1245 JADE GLEN DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 17 | 02912501 | JAMAL GIPSON & FARAH DAVE | 1241 JADE GLEN DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 18 | 02912500 | DAW SATELORWALLA | 1233 JADE GLEN DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 19 | 02912509 | MICHOY GENTRY | 1229 JADE GLEN DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 20 | 02912528 | CSH 2016-1 BORROWER LLC | 8665 EAST HARTFORD DR, STE 200 | SCOTTSDALE | AZ | 85215 R-4(C3) |
| 21 | 02912527 | AMH INC PROPERTIES LP | 80601 AGOURA RD, STE 200 | AGOURA HILLS | CA | 91301 R-4(C3) |
| 22 | 02912526 | FREDERICK L WALKER & ELAINE M WALKER | 1217 JADE GLEN DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 23 | 02912525 | JOSHUA B HIGH | 1211 JADE GLEN DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 24 | 02912624 | CHARLES L CHAMBERS | 14186 LISADALE CIRCLE | CHARLOTTE | NC | 28277 R-4(C3) |
| 25 | 02912523 | PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC | PO BOX 4090 | SCOTTSDALE | AZ | 85261 R-4(C3) |
| 26 | 02912520 | AJ D WEBER & FRANCES A WEBER | 3435 SOUTHERN SUGAR DR | CHARLOTTE | NC | 28262 R-4(C3) |
| 27 | 02912560 | DIANA GIBBS | 3435 SOUTHERN SUGAR DRIVE | CHARLOTTE | NC | 28262 R-4(C3) |
| 28 | 02912563 | ROBERT CASTLE | 11025 AMUR COURT | CHARLOTTE | NC | 28262 R-4(C3) |

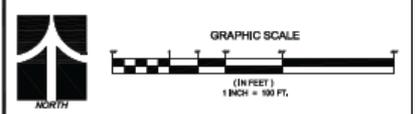
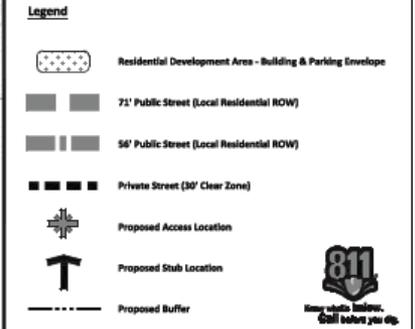


Vicinity Map
Not to Scale

Site Data

| | |
|--------------------------|--|
| Tax Parcel: | 02912114, 02912107, 02912108 & 02912109 |
| Total Acreage: | ~± 20.8 Acres (Per GIS) |
| Location: | City of Charlotte, North Carolina |
| Existing Zoning: | R-3 |
| Proposed Zoning: | URZ (C0) |
| Existing Use: | Vacant |
| Proposed Use: | Single Family Residential (Attached) |
| Permitted # of Units: | Up to 150 For-Sale Townhome Units |
| Proposed Density: | ~± 7.3 DU/AC |
| Maximum Building Height: | Maximum three (3) stories and not to exceed 48 feet, Building height will be measured as defined by the ordinance. |
| Parking: | Minimum of 3.0 Parking Spaces per unit Maximum of 3.0 Parking Spaces per unit |
| Private Open Space: | Minimum of 400 SF per Unit x 100 Units |
| Floor Area Ratio: | 1.0 |
| Tree Save: | Required: ~± 3.09 Acres (15%) Provided: ~± 2.10 Acres (10% Minimum) |

General Notes
1. Base information obtained from Mecklenburg County GIS



Site Data

| | |
|---------------------------------|--|
| Tax Parcels: | 02912114, 02912107, 02912106 & 02912108 |
| Total Acreage: | +/- 20.6 Acres (Per GIS) |
| Location: | City of Charlotte, North Carolina |
| Existing Zoning: | R-3 |
| Proposed Zoning: | UR2 (CD) |
| Existing Use: | Vacant |
| Proposed Use: | Single Family Residential (Attached) |
| Permitted # of Units: | Up to 150 For-Sale Townhome Units |
| Proposed Density: | ----- |
| Maximum Building Height: | ----- and not to exceed as defined in the Ordinance |
| Parking: | Minimum of 2.0 Parking Spaces per unit Maximum of 3.0 Parking Spaces per unit |
| Private Open Space: | Minimum of 400 SF per Unit x 150 Units |
| Floor Area Ratio: | 1.0 |
| Tree Save: | |
| Required: | +/- 3.09 Acres (15%) |
| Provided: | +/- 3.10 Acres (15% Minimum) |

General Notes

- 1. Base information obtained from Mecklenburg County GIS**

Galloway Road Site - Petition #2017-150
Conditional District Rezoning - Development Standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mattamy Homes (the "Petitioner") to accommodate the development of a residential community on that approximately 20.6 acre site located on the north-east side of the intersection Galloway Road and Garrison Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 029-121-14, 029-121-07, 029-121-06 and 029-121-08.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 150 townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal public and private drives shall be allowed during the construction permitting process.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
 - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- Exterior Building Materials:** All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:**
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along both sides of all proposed public streets. A minimum five (5) foot wide planting strip and a minimum five (5) foot wide sidewalk shall be provided along both sides of all proposed private streets.
- The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- Petitioner shall provide a minimum setback of at least twenty (20) feet from the proposed back of curb for front-loaded units fronting public and private streets, a minimum setback of twenty (20) feet from the proposed back of curb for alley-loaded units fronting public streets, and a minimum setback of fourteen (14) feet from the proposed back of curb for alley-loaded units fronting private streets. Scoops and stairs may encroach three (3) feet into the setback as a "transition zone."
- For alley loaded units, driveway lengths shall be a minimum of 5'-7" or 20' and greater measured from the back of curb to face of garage.
- For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Open Space

- The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
- The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan.

VII. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. Amendments to Rezoning Plan

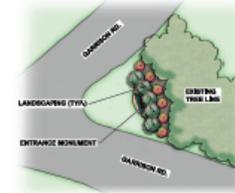
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

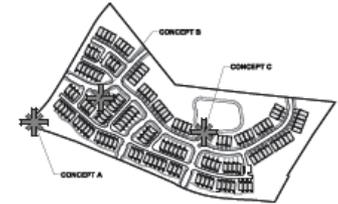
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

Concept A
 Entrance Monument Concept



Location Map



Concept B
 Pocket Park Concept

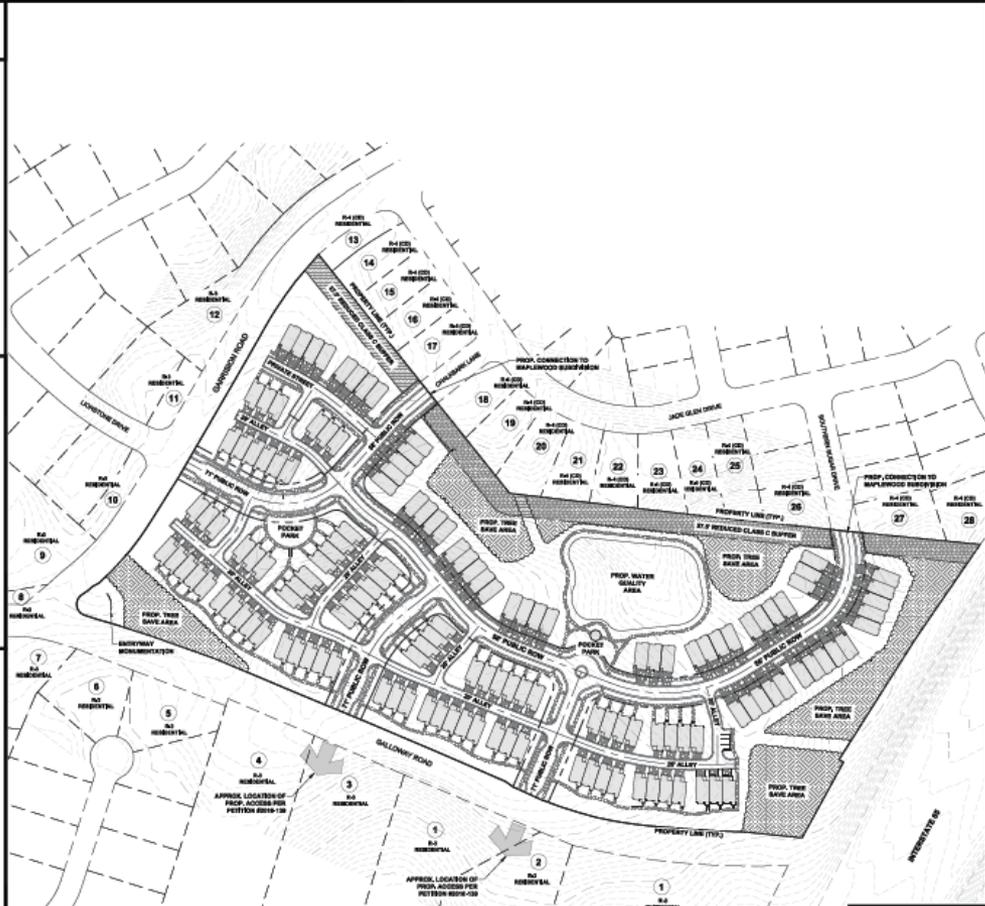
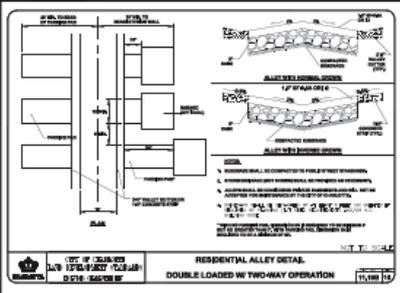
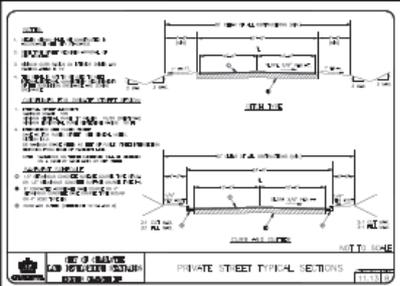
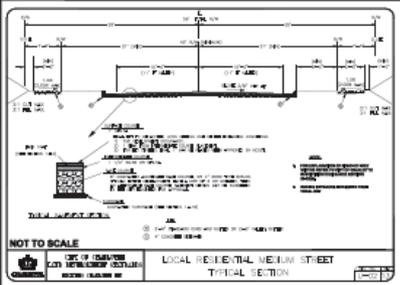
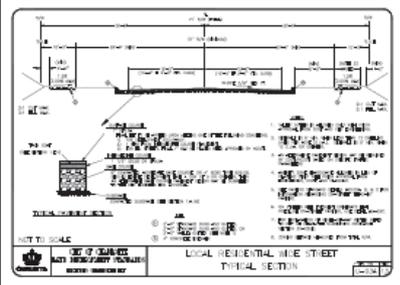


Concept C
 Pocket Park at Pond Concept



Typical Street Sections & Land Development Standards

Not to Scale



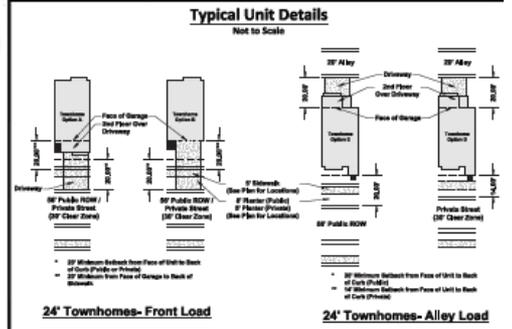
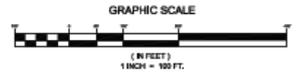
Vicinity Map
Not to Scale

Site Data

| | |
|--------------------------|--|
| Tax Parcel: | 02912114, 02912107, 02912106 & 02912100 |
| Total Acreage: | ~1.268 Acres (Per US) |
| Location: | City of Charlotte, North Carolina |
| Existing Zoning: | R-0 |
| Proposed Zoning: | URD (CD) |
| Existing Use: | Vacant |
| Proposed Use: | Single Family Residential (Attached) |
| Permitted # of Units: | Up to 150 For-Side Townhome Units |
| Proposed Density: | ~1.13 DU/AC |
| Maximum Building Height: | Maximum three (3) stories and not to exceed 45 feet. Building height will be measured as defined by the ordinance. |
| Parking: | Minimum of 5.0 Parking Spaces per unit Maximum of 5.0 Parking Spaces per unit |
| Private Open Space: | Minimum of 400 SF per Unit x 150 Units |
| Floor Area Ratio: | 1.0 |
| Time Base: | ~1.388 Acres (15%) ~1.170 Acres (15% Minimum) |

General Notes

1. Base information obtained from Mecklenburg County GIS



Architectural Standards

1. Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - ii. Concrete Masonry Units not architecturally finished.

Front & Alley Loaded Cross Sections



Front Loaded Cross Section - NTS



Alley Loaded Cross Section - NTS



Community Concern & Priorities



The image features a vibrant blue background with a bokeh effect of light spots. A solid orange horizontal band is centered across the image, containing the word "Traffic" in white, bold, sans-serif font.

Traffic

Charlotte Department of Transportation (CDOT)

Land Development Rezoning and Traffic Impact Study Review Process

Contents

| | |
|--|---|
| CDOT's Role..... | 1 |
| CDOT's Rezoning Review Process | 1 |
| Traffic Impact Studies | 2 |
| <i>When is a Traffic Impact Study Required?</i> | 2 |
| <i>Notification of Need for Traffic Impact Studies (TIS)</i> | 2 |
| <i>TIS Requirements/Meetings</i> | 3 |
| <i>Traffic Impact Study Area</i> | 3 |
| <i>Internal Trip Capture</i> | 3 |
| <i>Pass By Trips</i> | 3 |
| <i>TIS Review Schedule</i> | 4 |
| <i>TIS Submittal Deadlines</i> | 4 |
| Mitigation of Traffic Impacts..... | 5 |
| NCDOT Review Coordination..... | 5 |
| <i>Rezoning Process</i> | 5 |
| <i>Driveway Permit Process</i> | 6 |
| Attachment 1: CDOT's Site Plan Review Comments..... | 7 |

October 2006

revised 2/21/07

Traffic Impact Studies (TIS)

The fear of negative traffic impacts is one of the most frequent reasons Charlotte residents give for opposing rezoning petitions. CMPC and the City Council want to know about traffic issues as well. That is why CDOT works with developers to prepare traffic impact studies as part of the rezoning petition process. Traffic studies are used to:

- Identify the development's transportation impacts
- Determine off-site mitigation needed to overcome the transportation impacts
- Identify whether phasing the development would be appropriate
- Determine access design that should be incorporated into the site plan

When is a TIS Required?

The City requires any site development that generates 2,500 or more vehicular trips per weekday to prepare a TIS. A study also will be required when a development:

- Affects a location with a high vehicle crash history
- Takes place at a high congestion location ($v/c > 1$)
- Creates the fourth leg of an existing signalized intersection
- Exacerbates an already difficult situation such as at a railroad crossing, fire station access, school access, etc.

Developments that would generate 2,500 daily trips:

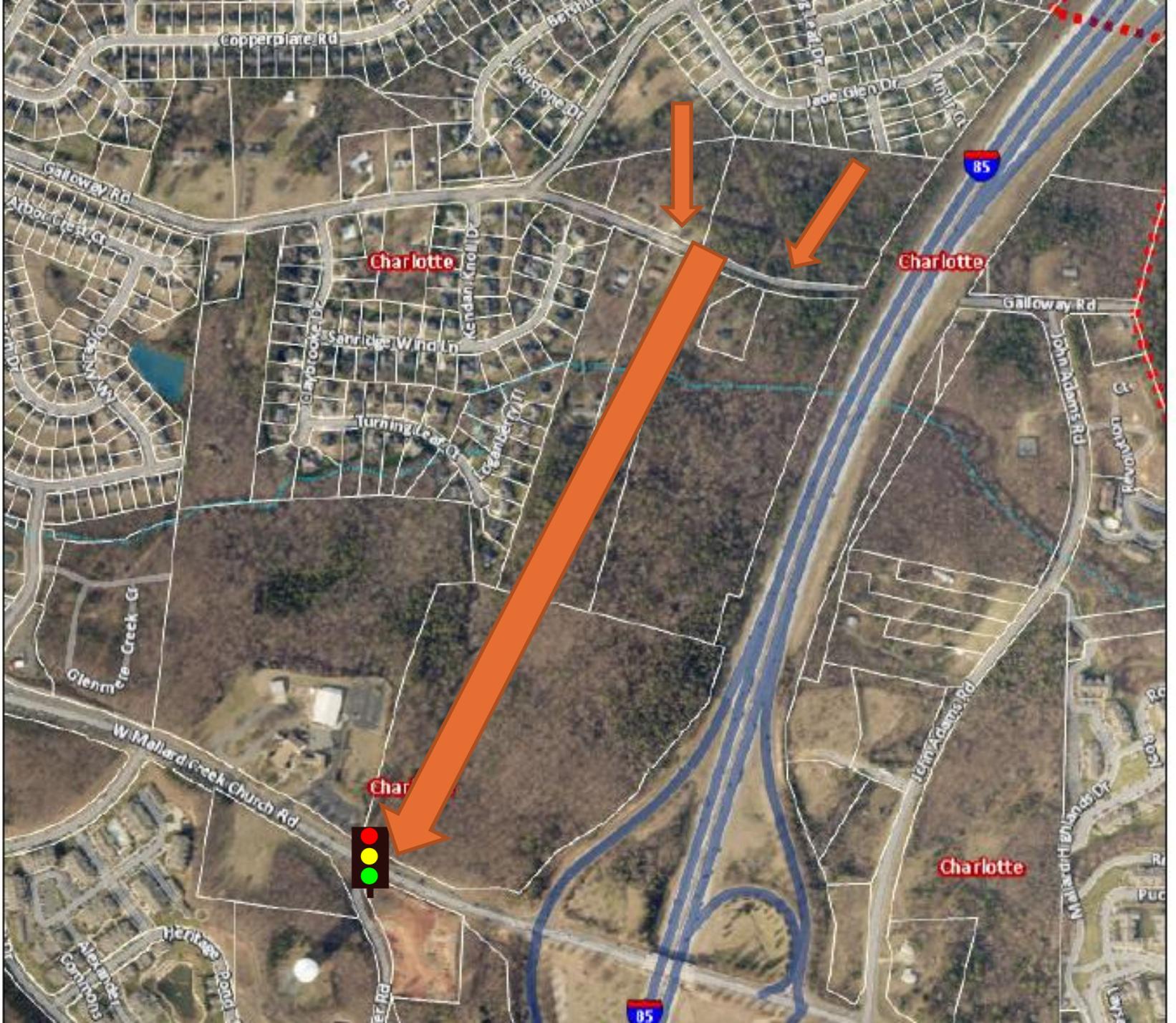
- 260 houses
- 370 apartments
- 225,000 sq ft offices
- 21,500 sq ft retail

We ask developers to update their TIS when:

- The proposed development's land use mix changes
- Access to the site changes
- Other significant changes have occurred in the surrounding area
- A previous study is more than two years old

Notification of Need for TIS

CDOT will notify petitioners of the need for a TIS within three days of submitting a Rezoning Application.





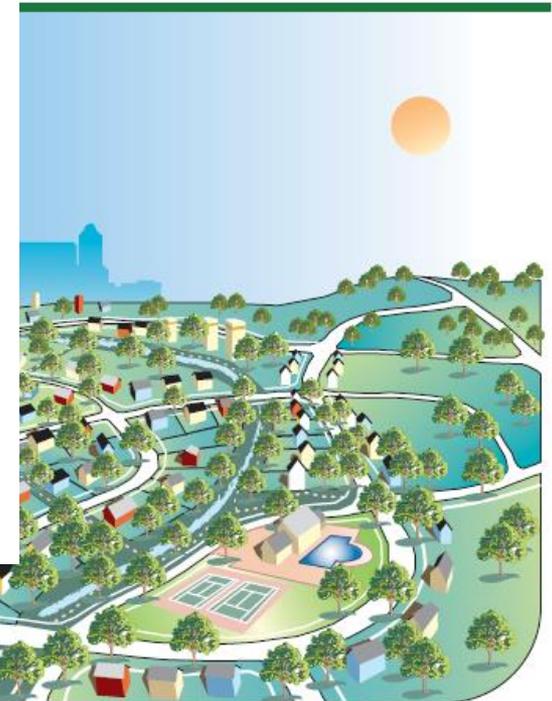
City Connectivity Policies



Subdivision Ordinance

Sec. 20-23. – Design Standards for Street Network and Blocks

- (a) **Street Network.** A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:
- (1) Schools
 - (2) Parks
 - (3) Places of Worship
 - (4) Cemeteries
- (b) **External Connectivity**
- (1) **Existing Street Stubs**
 - a. Extend any existing adjacent street stubs into the development on its proper projection
 - b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
 - c. Complete any existing adjacent half street located along any property line.



Sec. 20-23. – Design Standards for Street Network and Blocks

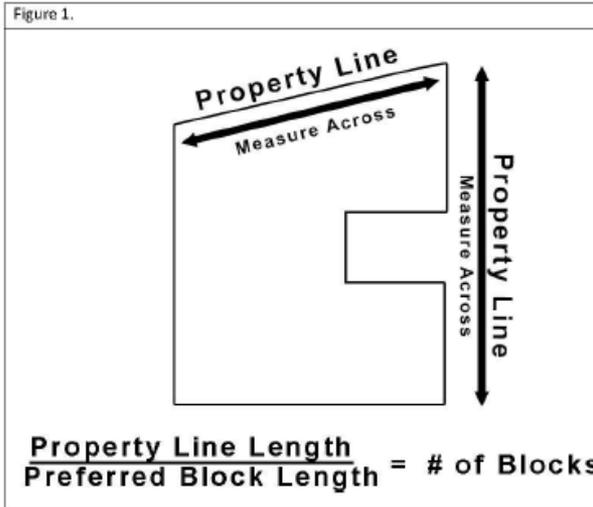
(a) Street Network. A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:

- (1) Schools
- (2) Parks
- (3) Places of Worship
- (4) Cemeteries

(b) External Connectivity

(1) Existing Street Stubs

- a. Extend any existing adjacent street stubs into the development on its proper projection
- b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
- c. Complete any existing adjacent half street located along any property line.



**Table 1
Preferred Street Spacing**

| Location ¹ / Land Use | Block Length along Property Boundary |
|------------------------------------|--------------------------------------|
| Activity Centers | |
| Industrial Centers | 600 |
| Mixed Use Centers | 500 |
| Growth Corridors | |
| Transit Station Areas ¹ | 400 |
| Other Corridor Subareas | 600 |
| Wedges (apply uses below) | |
| Nonresidential Uses | 500 |
| Residential ≥ 5 du/acre | 600 |
| Residential < 5 du/acre | 600 |

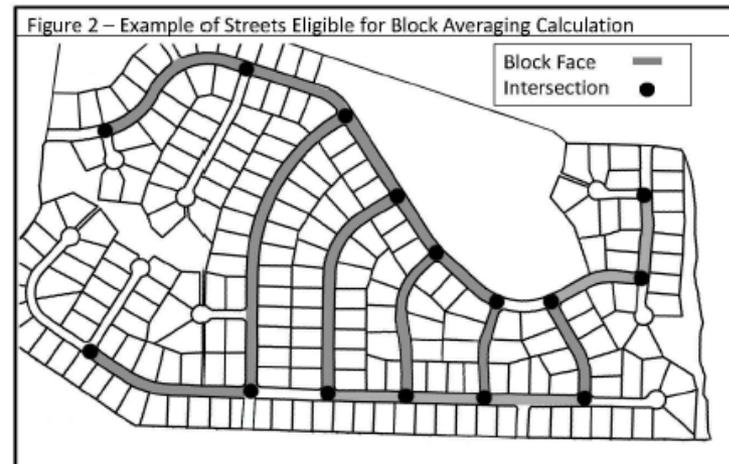
¹Boundaries for Activity Centers, Growth Corridors, Transit Station Areas and Wedges defined by the official map maintained by the Charlotte-Mecklenburg Planning Department.

EXAMPLE: Where the width of the site at the property boundary is 1,400 feet, and the site is located in a Transit Station Area, then three blocks are required (1,400 / 400 = 3.5, rounded to the nearest whole number = 3 new blocks must be created).

- b. Construct new local streets where additional streets are required to create the blocks calculated above, including any required stub streets or half streets. When the property abuts a local street, begin by aligning, where possible, with streets or driveways across the local street to create four-way intersections.

The average street spacing, measured from centerline to centerline, for an entire site shall not exceed the maximum spacing shown in Table 2 "Maximum Street Spacing". No individual block face shall exceed 1000 feet. Exceptions as noted in 20-23(d) are allowed, and will be included in the block averaging calculation based on its length, or 1000 feet, whichever is smaller. The following streets shall not be included in the calculation for average block length (see Figure 2):

1. Cul-de-sac streets
2. Stub streets
3. Streets whose length is determined by the depth of back-to-back residential lots





Jade Glen Drive

Southern Sugar

Proposed Connection to Maplewood Subdivision

Property Line (Typ.)
37.5' Reduced Class C Buffer

17.5' Reduced Class C Buffer

Proposed Connection to Maplewood Subdivision

Potential Tree Save Area

Potential Tree Save Area

Proposed Water Quality Area

Pocket Park

Potential Tree Save Area

Garrison Road

Primary Entrance

Stone Drive

Pocket Park

Potential Tree Save Area

Property Line (Typ.)

Entryway Monumentation

Galloway Road

Zoning Petition
#:2016-139

PCCO Buffer (per GIS)

Stream (per GIS)



Street Improvements







School Impact



Petition No: 2016-120

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 597 multi-family units for sale to R-17MF (CD) 5-year Vested Rights & NS 5-year Vested Rights

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.1845

This development may add 110 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 school year.

| Schools Affected | Total Classroom Teachers | Building Classrooms/ Teacher Stations | 20 th Day, Enrollment (non-ec) | Building Classroom/ Adjusted Capacity (Without Mobiles) | 20 th Day, Building Utilization (Without Mobiles) | Additional Students As a result of this development | Utilization As of result of this development (Without Mobiles) |
|---------------------|--------------------------|---------------------------------------|---|---|--|---|--|
| BEREWICK ELEMENTARY | 42 | 39 | 722 | 670 | 108% | 62 | 116% |
| KENNEDY MIDDLE | 51 | 45 | 907 | 800 | 113% | 18 | 115% |
| OLYMPIC HIGH | 147 | 90 | 2557 | 1566 | 163% | 30 | 165% |

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zonina: approximately 381.68 single-family dwellings.

The conventional R-3 zoning allow detached dwellings, and duplex unit:

Number of students potentially generated (high)

The development allowed under the allowed under the proposed zoning number of students generated from:

RECOMMENDATION

Adequacy of existing school capacity about rezoning cases where schools exacerbate those situations. Approve mobile classrooms at the schools list

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

Number of students potentially generated under current zoning: 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).



Site Design

The image features a central orange horizontal band with the text "Site Design" in white. The top and bottom portions of the image are filled with a blue bokeh effect, consisting of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, abstract background.



Jade Glen Drive

Southern Sugar Drive

Proposed Connection to Maplewood Subdivision

Property Line (Typ.)
37.5' Reduced Class C Buffer

Chalkbark Lane

Proposed Connection to Maplewood Subdivision

17.5' Reduced Class C Buffer

Potential Tree Save Area

Potential Tree Save Area

Proposed Water Quality Area

Potential Tree Save Area

Garrison Road

Property Line (Typ.)

Primary Entrance

Stone Drive

Pocket Park

Pocket Park

Entryway Monumentation

Potential Tree Save Area

Galloway Road

Zoning Petition
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PCCO Buffer (per GIS)

Stream (per GIS)



Jade Glen Drive

Southern Sugar Drive

Property Line (Typ.)
37.5' Reduced Class C Buffer

Chalkbark Lane

Proposed Connection
to Maplewood Subdivision

Potential
Tree
Save Area

Proposed Water
Quality Area

Pocket
Park

Garrison Road

Primary Entrance

Stone Drive

Pocket
Park

Potential
Tree
Save Area

Property Line (Typ.)

Zoning Petition
#:2016-139

PCCO Buffer (per GIS)

Stream (per GIS)

STONEHAVEN



Jade Glen Drive

Southern Sugar Drive

Proposed Connection to Maplewood Subdivision

Proposed Connection to Maplewood Subdivision

17.5' Reduced Class

Potential Tree Save Area

Potential Tree Save Area

Proposed Water Quality Area

Pocket Park

Pocket Park

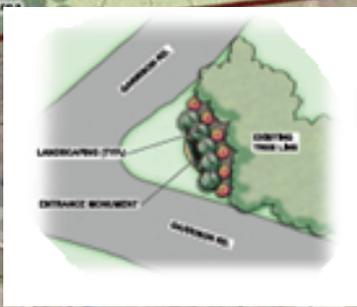
Potential Tree Save Area

Galloway Road

Zoning Petition #:2016-139

PCCO Buffer (per GIS)

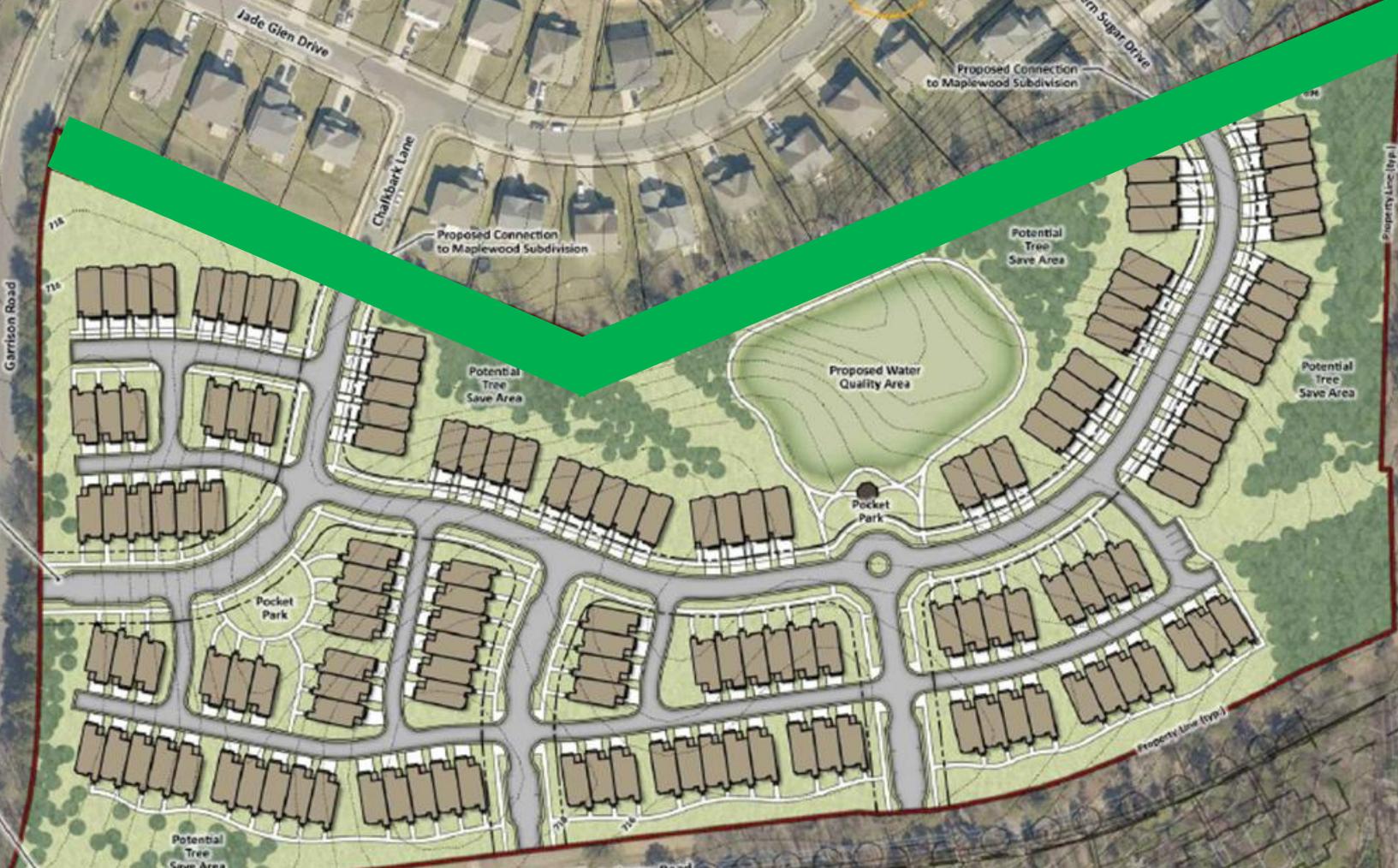
Stream (per GIS)





Plan
Buff
37.5
With

Zoning Petition
#:2016-139





Water Quality



Jade Glen Drive

Southern Sugar Drive

Proposed Connection to Maplewood Subdivision

094
096

Property Line (Typ.)
37.5' Reduced Class C Buffer

Chalkbark Lane

Proposed Connection to Maplewood Subdivision

17.5' Reduced Class C Buffer

Potential Tree Save Area

Potential Tree Save Area

Proposed Water Quality Area

Potential Tree Save Area

Park

Pocket Park

Potential Tree Save Area

Galloway Road

Zoning Petition
#:2016-139

PCCO Buffer (per GIS)

Stream (per GIS)

Property Line (Typ.)

Property Line (Typ.)

Garrison Road

118

716

Primary Entrance

Stone Drive

Entryway Monumentation

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text is centered within this band.

Affordability/Housing Quality



Stonehaven at Berewick
Comparable





FIND YOUR HOME

DESIGN YOUR HOME

MAKE IT HAPPEN

MATTAMY WAY

MY SAVED

CONTACT

LIVE CHAT



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♡ SAVE

CHARLOTTE

STONEHAVEN AT BEREWICK

A community of townhomes in desirable Southwest
Charlotte.

COMMUNITY HIGHLIGHTS

- ▶ Community town center with shopping
- ▶ Community pool, clubhouse, tennis, fitness
- ▶ Parks, ponds, scenic nature trails

PRICING

HOMES STARTING
FROM THE
Upper \$200s

VIEW COMMUNITY →



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ELEVATION OPTIONS



ELEVATION A



ELEVATION B

CHARLOTTE

STONEHAVEN AT BEREWICK

A community of townhomes in desirable Southwest Charlotte.

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HOMES STARTING FROM THE
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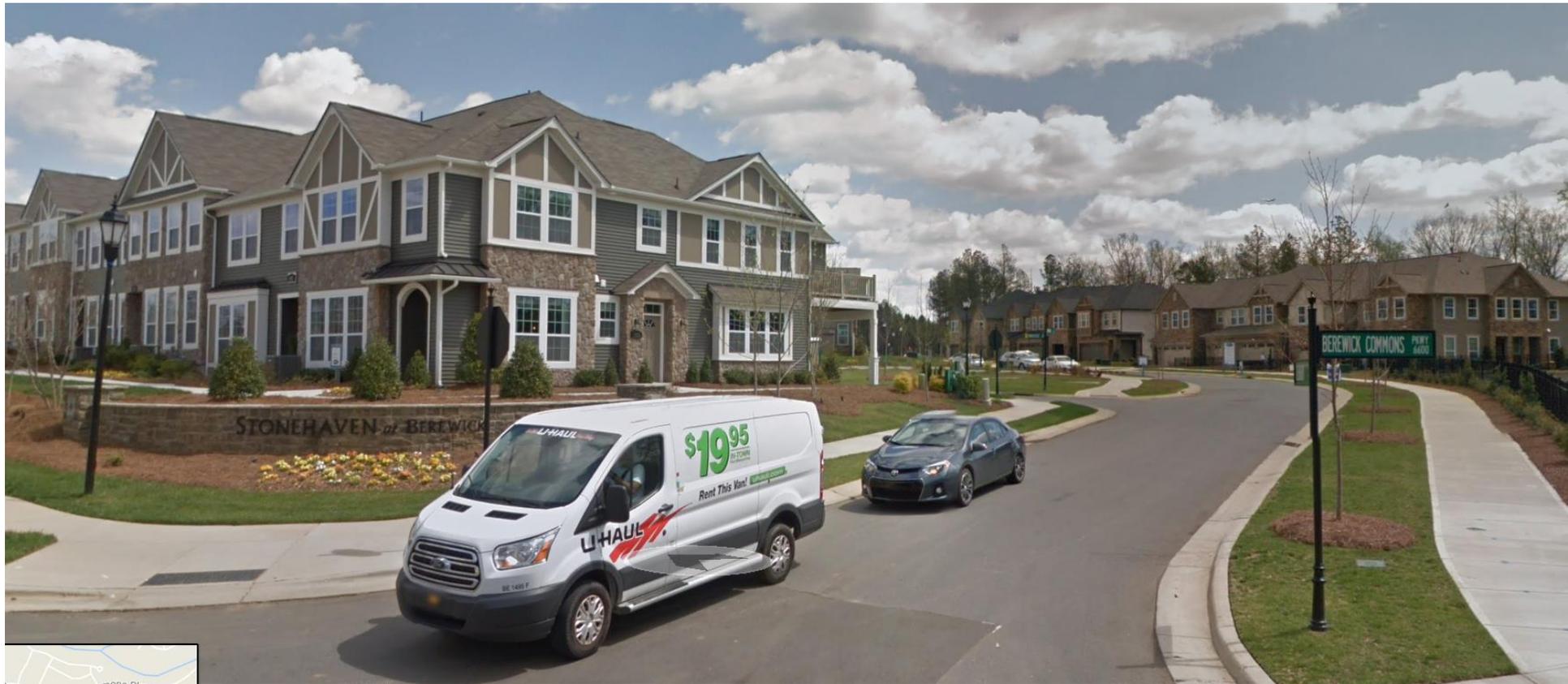
VIEW COMMUNITY →





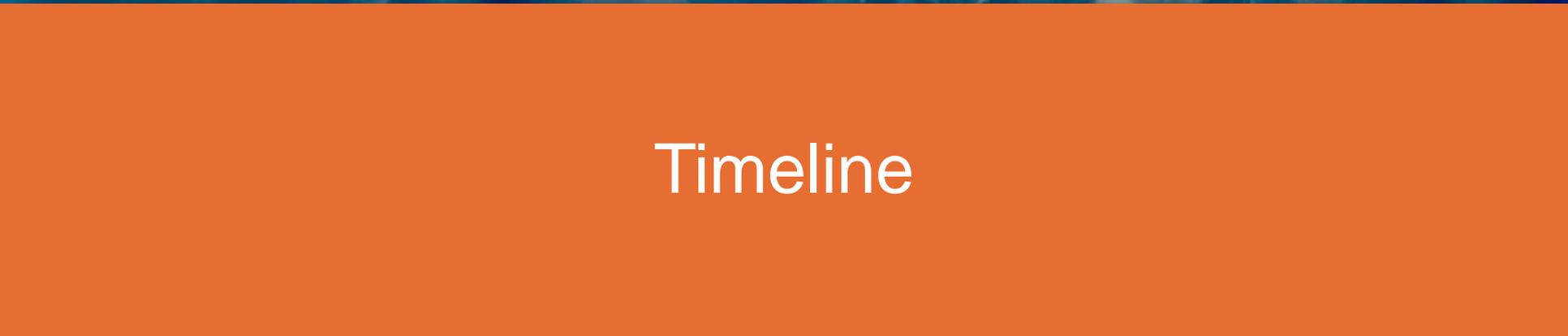
STONEHAVEN *at* BERWICK







Timeline



ANTICIPATED REZONING SCHEDULE

| Application Deadline (4th Mon except holidays) – Sep. 25, 2017 | 1st full review complete, comments sent to petitioner | Petitioner/ staff comment review meetings | Petitioner's community meeting held by this date (include report in your next submittal) | 2nd site plan submittal deadline (if full review needed) | 2nd full review complete, comments sent to petitioner | 3rd site plan submittal deadline (if full review needed) | 3rd full review complete, comments sent to petitioner | Submittal deadline requesting next PH (5 weeks prior to PH) | Determination on cases cleared for next PH (11 days after submittal) | 1st Legal ad submittal date (last day to defer prior to advertising) | Public Hearing (3rd Mon except holidays) | Submittal deadline for revised site plans for Z.C. (1 week after hearing) | Zoning Committee Meeting (15 days after PH, always a Tue, except holidays) | City Council Decision (3rd Mon except holidays) |
|---|---|---|--|--|---|--|---|---|--|--|--|---|--|---|
| One Full Review Cycle | 10/30/17 | Nov 2 - Nov 8 | 11/10/17 | NA | NA | NA | NA | 11/13/17 | 11/22/17 | 11/27/17 | 12/18/17 | 12/21/17 | 1/4/18 | 1/16/18 |
| Two Full Review Cycles | 10/30/17 | Nov 2 - Nov 8 | 11/10/17 | 11/13/17 | 11/27/17 | NA | NA | 12/11/17 | 12/19/17 | 12/20/17 | 1/16/18 | 1/22/18 | 1/30/18 | 2/19/18 |
| Three Full Review Cycles | 10/30/17 | Nov 2 - Nov 8 | 11/10/17 | 11/13/17 | 11/27/17 | 12/11/17 | 1/2/18 | 1/16/18 | 1/26/18 | 1/29/18 | 2/19/18 | 2/26/18 | 3/6/18 | 3/19/18 |
| | | | | | | | | | | | | | | |

Best Case Scenario:

- Public Hearing December 18, 2017
- City Council Decision January 16, 2018



Discussion





Jade Glen Drive

Southern Sugar Drive

Proposed Connection to Maplewood Subdivision

Property Line (Typ.)
37.5' Reduced Class C Buffer

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Zoning Petition
#:2016-139

PCCO Buffer (per GIS)

Stream (per GIS)

Property Line (Typ.)

K&L GATES